

## Meridian Alliance Group, LLC

---

978875



March 28, 2006

Ms. Camisha Scott  
Brownfields Project Manager  
U. S. Environmental Protection Agency  
1445 Ross Avenue  
Suite 1200, 6SF  
Dallas, TX 75202-2733

Subject: City of Galveston's Brownfields Site Assessment Pilot Project  
Brownfields Site Assessment Report – Phase II Site Assessment  
City of Galveston's Old Municipal Incinerator Site

Reference: Cooperative Agreement No. BP986187-01-0  
BSAPP Document No. BSAPP-006-01

Dear Camisha:

Please find enclosed one copy of the subject report. An overview and summary of the findings are presented below, much of which is repeated from the Quarterly Progress Report:

Based on the assessment results, we have some significant environmental issues. We have fairly high levels of contamination from heavy metals and chlorinated organic pesticides exceeding regulatory action levels, in both the soil and groundwater, encompassing most of the entire 4.6-

acre site. The likely source for the heavy metals is the old incinerator operation that was reported in the Phase I to have disposed of the incinerator ash by spreading it onsite. Incinerator ash and incinerator stack air emissions are both sources of heavy metals. We do not know the source of the pesticides, but it is possible they may have been mixed with some of the oils used as accelerants from the fire training operations, or from rodent control activities when the site received municipal waste.

*This will need to be reported to the TCEQ, which will then trigger a requirement for further assessment and/or a cleanup. For that reason, we have formatted the report in the form of an Affected Property Assessment Report per TCEQ's TRRP format. We have little money left in our grant fund after this assessment to do much more work, about \$8,000. Although EPA does have Brownfields cleanup grants and loans, I'm afraid on this one the City will not qualify as the City is most likely the "responsible party" for the contamination (i.e., City's incinerator operations and fire training activities).*

The site itself could pose a health risk to onsite construction workers, with a lesser potential risk to onsite trespassers. Any excavation at the site should be conducted under an appropriate health and safety plan, and soils disposal could be an issue. The site should be kept fenced and posted, and the gate locked.

The contamination may possibly extend beyond the property limits. The City owns the property to the north (vacant) and west (the police impound lot and the recycle center). There is a commercial mini-storage to the south, with the strip center on Broadway further to the south. Four low-income residential properties and a wrecker service/impound yard border the site on the east across Lennox. We already know that the property to the west, the recycle center, has heavy metals and petroleum hydrocarbon contamination. Further west, the Target / Home Depot site was also contaminated with heavy metals and petroleum hydrocarbons. That site was placed in the TCEQ's Voluntary Cleanup Program (VCP). The remedy there was to cap the site with several feet of soil and parking lots and slabs.

There are no drinking water wells with a ½-mile radius of the site, so this is not a risk issue. However, the residential properties to the immediate east could be an issue. We observed no water wells or vegetable gardens at these properties. But the ground water is so shallow in the area (2 to 3 feet below grade), that ingestion of vegetables from an impacted garden area could be a concern. If we have to extend the assessment onto those properties, lots of questions will be raised. It would not be unlikely to possibly anticipate legal action if those properties are impacted.

Our recommendations to the City were as follows:

- Advise City Council and Mayor of the issue,
- Notify the EPA and TCEQ followed by submittal of the Phase 2 final report. Work with both agencies on the possibility of additional funding/services under Brownfields or elsewhere.
- Place the site in the TCEQ Voluntary Cleanup Program. This will place it in a regulatory framework that will be easier to deal with than if it went to an enforcement action. The VCP will require progress be made on the further assessment and cleanup, but deadlines and methods can be negotiated rather than prescribed as they would be under enforcement.
- Consider a City Ordinance prohibiting the installation of drinking/irrigation water wells and the use of shallow groundwater in this area (this may also be a good idea for other areas of the City).

The City has agreed to the first three, and will consider the ordinance.

The foregoing notwithstanding, this site does have some potential attraction and value for redevelopment. The site is located within the Galveston Tax Increment Reinvestment Zone (TIRZ) 12, the Gateway Zone. With future development plans in the area, the site should gain even more value (i.e., the expanding Target / Home Depot area development, the completion of

the new Galveston County Justice Center, extending and widening 61<sup>st</sup> through to Harborside, extending Ave. H to 61<sup>st</sup> from the Justice Center). This site if packaged with the Recycle Center and Impoundment Yard properties, would offer developers a large parcel of land bordering on 61<sup>st</sup>.

The cleanup remedy could be designed to be complimentary with the redevelopment of the site, similar to the Target / Home Depot site, thus minimizing cleanup costs. New development must bring in several feet of fill to elevate a site to the required flood elevation. Several feet of soil cover combined with concrete parking lots and slab could effectively address the soil contamination. Groundwater contamination would be address by the soil/pavement cover (thus limiting infiltration to further spread the contamination), combined with institutional controls. The site should be restricted to a non-residential commercial/industrial re-use. Use of groundwater should be restricted either through deed restrictions, restrictive covenants, or a City ordinance discussed above.

We have already had a preliminary meeting with a Brownfields redeveloper who may have interest in the site. It is:

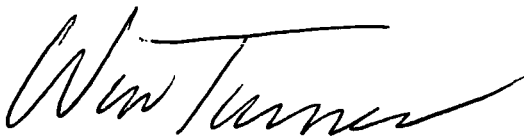
Grant Cushing, President  
Brownfield Restoration Group, LLC  
25 North Street  
Canandaigua, NY 14424  
585-393-2500  
BRGroup@frontiernet.net

They may have some interest in the site given the surrounding development of the commercial and county properties. Mr. Cushing has requested copies of the Phase 1 and 2 assessment reports. There are probably other Brownfields developers that would be interested.

The City may wish to consider acquiring the residential and wrecker service properties on the east side of Lennox. We believe this would further enhance the value of the site, and eliminate one of the more significant environmental issues. Also, the City should be prepared to accept a sale price well below full market value due to the contamination. A developer will need to account for the cost of cleanup and more difficult construction issues in his business planning.

If you have any questions or need additional information on the attached report, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Win Turner". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

J. W. (Win) Turner, P.E.

BSAPP Project Coordinator / Meridian Alliance Group, LLC

att.

July 11, 2006

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Final Quarterly Report

Dear Mr. LeBlanc:

Thank you for your submission of the Final Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers give a synopsis of the entire program from the period of October 1, 1998 through April 30, 2006. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. It has been a pleasure working with the City of Galveston. Should you be interested in future Brownfields activities, please do not hesitate to contact me.

Thanks again and should you have any questions, please feel free to contact me at 214.665.6755.

Sincerely,

Camisha Scott Marshall  
Brownfields Project Manager

July 29, 2005

Ms. Paula Ozymy  
City of Galveston  
Brownfields Coordinator  
P.O. Box 779  
Galveston, TX 77553-0779

RE: Brownfields 2005

Dear Ms. Ozymy:

The United States Environmental Protection Agency (USEPA) would like to stress that our goal is to serve the City of Galveston with the best possible customer service. With that in mind, we believe that the City of Galveston would be able to expand its vision with more knowledge of the overall Brownfields Program. This year we are encouraging a representative from the City to attend the 2005 National Brownfields Conference. It will be held in Denver, Colorado from November 2-4, 2005. I am requesting that City of Galveston's representative(s) attend this conference. All travel can be paid out of the grant funds. For registration information, please refer to [www.brownfields2005.org](http://www.brownfields2005.org).

Thank you for your consideration of the matter. Should you have any questions, please contact me at 214.665.6755.

Sincerely,

Camisha Scott Marshall  
Brownfields Project Manager

July 29, 2005

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY05/2

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2005 through June 30, 2005. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me. Looking forward to the City participating in the 2005 National BF Conference.

Again, thank you for your submission of the subject quarterly report, and if you have any questions, please contact me at 214.665.6755.

Sincerely,

Camisha Scott Marshall  
Brownfields Project Manager



June 1, 2005

Mr. Steve LeBlanc  
City of Galveston  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

RE: Brownfields 2005

Dear Mr. LeBlanc:

It was a pleasure meeting with you, Paula, and Winn. Per our discussion, I would like to stress that my goal is to serve the City of Galveston with the best possible customer service. With that in mind, I believe that the City of Galveston would be able to expand its vision with more knowledge of the overall Brownfields Program. This year we are encouraging a representative from the City to attend the 2005 National Brownfields Conference. It will be held in Denver, Colorado from November 2-4, 2005. I am requesting that City of Galveston's representative(s) attend this conference. All travel can be paid out of the grant funds. For registration information, please refer to [www.brownfields2005.org](http://www.brownfields2005.org).

Thank you for your consideration of the matter. Should you have any questions, please contact me at 214.665.6755.

Sincerely,

Camisha Scott Marshall  
Brownfields Project Manager



Laverne Baker

05/10/2005 02:27 PM

To: Jeraldine Englerth/R6/USEPA/US@EPA, Camisha  
Scott/R6/USEPA/US@EPA  
cc: Susan Jenkins/R6/USEPA/US@EPA  
Subject: Single Audit Report for the City of Galveston as of September 30  
2004

FOR YOUR INFORMATION ONLY. NO RESPONSE IS REQUIRED.

Grant Number: BP-98618701, CFDA, 66.811, Brownfields Site Assessment Pilot Project

A single audit report was conducted by an independent auditor, Null & Lairson, Certified Public Accounts. In planning and performing the audit, the auditor's considered the City's internal control over financial reporting in order to determine their auditing procedures for the purpose of expressing their opinion on the financial statements.

#### Financial Statements

Type of auditor's report issued: unqualified

There were no material weaknesses identified in the internal control over financial reporting.

There were four reportable conditions findings. These findings are not considered material weaknesses.

Reportable condition findings: 04-01, 04-02, 04-03, and 04-04.

There was one noncompliance material to financial statements noted - Finding 04-05.

#### Federal Awards

There were no material weaknesses identified in the internal controls over major programs.

There were nine reportable conditions findings. These findings are not considered material weaknesses.

Reportable condition findings: 02-06, 03-08, 04-06, 04-07, 04-08, 04-09, 04-10, 04-11, and 04-12.

Type of auditor's report issued on compliance with major programs: unqualified

The EPA was not identified as a major program in the summary of auditors' results.

If you would like to review this single audit, please let me know. I can be reached at x5-7462 or you may email me. Thanks.



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**  
REGION 6  
1445 ROSS AVENUE, SUITE 1200  
DALLAS, TX 75202-2733

May 3, 2005

Mr. Ronald B. Schultz, Jr.  
Brownfields QA Officer  
City of Galveston  
P.O. Box 779  
Galveston, TX 77553

Dear Mr. Schultz:

The Quality Management Plan for the City of Galveston's Brownfields Program has been received, reviewed and is approved. This plan will expire one year from the date of my signature. Enclosed is a copy of the approval page for your records. This plan has been assigned the QTRAK number 05-260 for reference.

Should you have any questions or comments, please feel free to contact Walt Helmick at (214) 665-8373, or I can be reached at (214) 665-8343.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Donald L. Johnson".

Donald L. Johnson  
Regional Quality Assurance Manager

Enclosures

cc: Camisha Scott, 6SF-PB  
Walt Helmick, 6SF-D

March 25, 2005

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY05/1

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of October 1, 2005 through December 31, 2004. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me. I plan to visit the City of Galveston soon. I hope we can meet to discuss the City's Program.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manager

October 20, 2004

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY04/4

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of July 1, 2004 through September 30, 2004. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manager

July 30, 2004

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY04/3

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2004 through June 30, 2004. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me. We look forward to working with the new City Council and Mayor. If you need me to tag team with Winn to present our BF program, please do not hesitate to contact me.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manager



"James W. Turner"  
<jwtturner@sbcglobal.net>

07/28/04 12:53 PM

To: Camisha Scott/R6/USEPA/US@EPA

cc: LeblancSte@cityofgalveston.org, OzymyPau@cityofgalveston.org

Subject: RE: Galveston 3rd QTR 04 Progress Report

Will do.

Thanks,

Win

-----Original Message-----

From: Scott.Camisha@epamail.epa.gov

[mailto:Scott.Camisha@epamail.epa.gov]

Sent: Wednesday, July 28, 2004 9:10 AM

To: James W. Turner

Cc: LeblancSte@cityofgalveston.org; OzymyPau@cityofgalveston.org

Subject: Re: Galveston 3rd QTR 04 Progress Report

Hi everyone,

Hope all is well. Win, mentioned in the quarterly report that a no cost time extension would be needed. Would someone send me a letter (e-mail is fine) requesting a no cost time extension. Please include the time frame of 1 year and some tentative tasks such as additional site assessments etc. If we could have it by Aug 6th, that would be great.

Thanks

Camisha

"James W. Turner"  
<jwtturner@sbcglob  
<OzmyPau@cityofgalveston.org>, Steve  
al.net>  
<LeblancSte@cityofgalveston.org>, Camisha

07/16/04 02:51 PM

04 Progress Report

To: Paula Ozmy

Leblanc

Scott/R6/USEPA/US@EPA

cc:

Subject: Galveston 3rd QTR

Camisha, Paula and Steve:

Attached is the Quarterly Progress Report. I will mail hard copies to complete distribution list.

Win

J. W. (Win) Turner, P.E.

Meridian Alliance Group, LLC  
Manager of Engineering  
Galveston District Manager  
6511 Stewart Road, Suite 5  
Galveston, TX 77551  
Ph: (409)744-2081  
Fax: (409) 740-0086  
E-mail: [jwturner@sbcglobal.net](mailto:jwturner@sbcglobal.net)  
(See attached file: 3rdQtr04.pdf)



May 5, 2004

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY04/2

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of January 1, 2004 through March 31, 2004. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me. We are excited to hear about the Phase II on the Galveston Materials Yard for the next quarter.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manager

February 25, 2004

Mr. Steve LeBlanc, City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY04/1

Dear Mr. LeBlanc:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of October 1, 2003 through December 31, 2003. The report has been reviewed and was found to be complete and excellent description of progress toward achieving the goals of the project. If you have any questions, please feel free to contact me.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manager



## Meridian Alliance Group, LLC

---

December 30, 2003

Ms. Camisha Scott  
Brownfields Project Manager  
U. S. Environmental Protection Agency  
1445 Ross Avenue  
Suite 1200, 6SF  
Dallas, TX 75202-2733

Subject: City of Galveston Brownfields Site Assessment Pilot Project:  
Work Plan and Timelines and Submittal of a Phase 1 Site Assessment and  
Draft Quality Assurance Project Plan

Dear Ms. Scott:

This letter is in response to your letter to Mr. Steve LeBlanc, City Manager, City of Galveston, dated November 19, 2003 after your recent site visit to Galveston. We have had some changes in target sites since our meeting at the request of the City Council and the City Manager. In our meeting, we had discussed focusing the project on the East End Flats and the 61<sup>st</sup> Street Properties Municipal Incinerator sites. This has changed due to recent promising developments in Galveston. We will still continue work on the East End Flats as explained later in this letter. However, we will not be assessing the old Incinerator City, and have changed that effort to focus on the City of Galveston's 9-acre Materials Yard site at Scholes International Airport in Galveston. The reason for this is some good news for Galveston, as the following explains.

Located on Galveston Island, Scholes International Airport is a general aviation facility serving the City of Galveston. The airport was initially developed by the City in 1931, but was leased to the U.S. Army Air Corps in 1943. The Army acquired additional property and constructed three runways. In 1949, the airport was returned to the City, including all abandoned facilities and additional vacant property. The City profited from inheriting the military-improved facility.

A few years ago, a Master Plan was developed for the Airport by the City of Galveston and a Planning Advisory Committee comprised of Texas Department of Transportation officials, Airport Board Members, on-airport businesses, city representatives, community leaders, and other city officials. The previous land acquisitions by the military have provided ample area for both aviation and non-aviation development. Among the non-

---

Galveston Office, 6511 Stewart Rd. Ste. 5, Galveston, TX 77551, Ph: 409-744-2081, Fax: 409-740-0081

---

1221 6th Street North • Texas City, TX 77590 • (409) 943-4159 • FAX (409) 943-4744 • [meridianalliance.com](http://meridianalliance.com)

Houston, TX

Arlington, TX

Tyler, TX

Midland, TX

Austin, TX

Texas City, TX

Little Rock, AR

Eau Claire, WI

aviation-related plans, the Master Plan calls for commercial and/or industrial development of the property on east side of the airport. This includes the Materials Yard site.

The City of Galveston is a resort destination with an estimated seven million annual visitors. In the summer months, the Island's population doubles in size. The annual Mardis Gras celebration draws nearly a half million visitors each year. The airport is home to some of the Island's largest tourist attractions including Moody Gardens, the Lone Star Flight Museum, and the Texas Aviation Hall of Fame and vintage aircraft. The City is presently completing negotiations with one of the nation's premier water park developers, Schlitterbahn, for construction of a major water park attraction to be located on eastern airport property near Moody Gardens. This new waterpark attraction is expected to draw 368,000 visitors per year, and spurn new commercial development in the Airport area. I have attached some recent newspaper articles on the Schlitterbahn project to give you further background.

All of these attractions are within 1/4<sup>th</sup> to 1/2 mile of the Materials Yard. The 9-acre Materials Yard Site has been vacant land until it became the Public Works Department's Materials Yard in 1986. The Public Works Department has been using the Site for storing pre-cast concrete storm sewer pipe and fittings, wood pilings, asphalt, gravel, crushed concrete, and for dumping various types of construction debris and fill material, including storm sewer cleaning sludge. Very large mounds of debris and fill material have developed on the Site over the years. Additionally, the Galveston Police Department uses a portion of the Site for horse stables and pasture for the mounted police horses.

With the existing and future commercial development of the eastern airport properties, the Materials Yard being in the immediate proximity of these developments, can be put to a much higher and better commercial reuse. The concern is that seventeen years of dumping of fill material, construction debris, and storm sewer cleaning sludge may have caused environmental impairments. The sources of these dumped materials, and any potential contaminants contained therein, are largely unknown and represent a roadblock to redevelopment of the site. For this reason, the City has included the Materials Yard as a Brownfields site, and we have completed a Phase 1 Environmental Site Assessment, and will be conducting a Phase 2 assessment under the City of Galveston Brownfields Site Assessment Pilot Project (BSAPP). These BSAPP assessments will be used to identify and/or eliminate environmental roadblocks to commercial redevelopment of the Site.

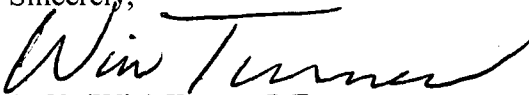
Please find attached a completed copy of the Phase 1 Environmental Site Assessment for the Materials Yard site as part of the BSAPP project deliverables. Also attached (and per your request) is a draft copy of the Quality Assurance Project Plan (QAPP) requiring EPA review and approval before we move on to the Phase 2. We have sent a copy of both documents to Mr. Don Johnson, EPA Region 6 Brownfields Quality Assurance Manager for his review and approval, and will coordinate this review with Mr. Johnson. Concurrently, Mr. Ronnie Schultz, Pollution Control Director of the Galveston County Health District (our BSAPP Quality Assurance Officer) will also be reviewing the QAPP. When the reviews and approvals are completed (and any changes incorporated), we will

finalize the QAPP and commence work on the Phase 2. Our projected timeline is to begin work on the Phase 2 in February 2004, but this is dependant on completion of the QAPP reviews.

We also plan to work during the first quarter of 2004 (2<sup>nd</sup> quarter FY 2004) on moving the East End Flats, our largest Brownfields site, towards redevelopment. We will be applying for a Brownfields Cleanup Grant, and for an Economic Development Administration infrastructure grant for this site. As we have focused primarily on the airport site since our meeting, I will provide you more detail and timeline information on these efforts after the first of the year when I have had time to research these more thoroughly.

On behalf of Steve, Paula, and the City of Galveston, let me thank you again for coming to visit us in November. We hope this provides you with the information you requested in your letter of November 19. Should you need further information, or have any questions, please call me at (409) 744-2081. We appreciate your help, and wish you a very happy New Year.

Sincerely,



J. W. (Win) Turner, P.E.

Meridian Alliance Group, LLC

BSAPP Project Coordinator, City of Galveston

cc w/ att:

Mr. Don Johnson, EPA Region 6 Brownfield Quality Assurance Manager  
Ms. Paul Ozymy, City of Galveston, BSAPP Project Director  
Mr. Ronald B. Schultz, Galveston County Health District, BSAPP QA Officer  
Mr. Hud Hopkins, Manager, Scholes International Airport

GALVESTON COUNTY DAILY NEWS

Texas' Oldest Newspaper

<http://galvestondailynews.com>

Copyright © 2003 Galveston County Daily News

## **City: Schlitterbahn park a done deal**

### **From staff reports**

The Daily News

Published December 19, 2003

Renowned New Braunfels water park developer Schlitterbahn and the city have reached agreement on development of an island facility, city officials said today.

"It's going to go through," a top city official said.

The city council is expected to consider at a meeting Monday a long-term lease of land near Galveston International Airport at Scholes Field.

Schlitterbahn officials have said they plan to invest about \$25 million in a water park on 25 acres at the airport.

City officials had hope to announce the deal last month, but negotiating fine points of the lease, which were not available early today, took longer than expected.

**GALVESTON COUNTY DAILY NEWS**  
Texas' Oldest Newspaper  
<http://galvestondailynews.com>

Copyright © 2003 Galveston County Daily News

## **City strikes deal with Schlitterbahn**

**By Jerry Urban**

The Daily News

Published December 20, 2003

**GALVESTON** — Representatives of the world-renowned Schlitterbahn and city officials have come to terms to develop a \$30 million water park on Galveston Island.

The city council on Monday is scheduled to consider approving a 20-year lease with a Schlitterbahn entity dubbed Galveston Island Water Park. The lease contains two 10-year extension options.

"This is very good for Galveston," said Steve LeBlanc, Galveston city manager. "We believe that this is a great gift to Galveston, which arrives just in time for the holidays.

"With this deal, everybody wins — residents, tourists, businesses, the airport, the city of Galveston — and a gap in services to residents and tourists is filled."

Schlitterbahn plans to build a state-of-the-art water park capable of operating 180 to 200 days a year, in both winter and summer months. It's scheduled to open on or before May 1, 2005.

Jeff Henry, a principal of the New Braunfels-based Schlitterbahn, said Friday he expected to break ground before the spring if the city council approved the lease. Little if any objection is expected.

"I think it's a very, very positive reason for people to come to Galveston," Henry said. "It's a new type of entertainment. It will attract families. It will be another reason for people to come to Galveston."

Henry added: "It has been a long, long, long, serious negotiation. Let no one say that Mr. LeBlanc doesn't negotiate hard. He has fought hard for the city."

The attraction is expected to bring up to 500,000 new visitors

<http://www.galvnews.com/print.lasso?ewcd=5a38c38d421ab670>

12/30/2003

to Galveston each year.

The agreement calls for the lease of about 19 acres of airport land to the Schlitterbahn company. When the agreement is consummated, Farmers Marine Copper Works would simultaneously sell or assign the leasehold it has on about six acres at the site to Galveston Island Water Park.

The city would be paid \$7,443 a month for about 25 acres of land, including the land that Farmers had leased, according to a copy of the lease agreement.

Each year the amount paid under the lease would increase by 2.5 percent or the growth of the Consumer Price Index, whichever is greater, according to the agreement. If the index is used, the lease payment increase is capped at 4 percent a year.

A statement released by the city adds that the water park would create jobs for residents and fill a gap in tourist services available to families with teenage children.

The attraction is expected to provide a significant increase in sales tax, hotel and motel taxes, and retail and restaurant traffic. Property taxes also would be paid on improvements.



**GALVESTON COUNTY DAILY NEWS**  
Texas' Oldest Newspaper  
<http://galvestondailynews.com>

Copyright © 2003 Galveston County Daily News

## **A lot to like about this deal**

**By Heber Taylor**

The Daily News

Published December 21, 2003

The news that the city has struck a deal with Schlitterbahn for a lease at the airport is good for Galveston.

Schlitterbahn is talking about investing \$26 million to \$30 million in building a water park on leased public land.

The company estimates the water park will draw 368,000 visitors in its first year. Based on those projections, the park ought to generate something like \$10 million annually.

The lease with the city would provide the airport with roughly \$90,000 a year in revenue.

Taxes on the lease and leasehold improvements would be another \$200,000.

If those visitors spend as most visitors do, they'll generate another \$215,000 in sales taxes.

They'll stay in island hotels, eat at restaurants and do all the things visitors do. According to estimates prepared earlier by the Galveston Economic Development Partnership, all that adds up to an economic impact of something like \$35 million.

The consensus is that the company's estimates are conservative.

It's a good sign that the company agreed to collaborate with the city in a traffic study. The company is interested in finding ways to improve the traffic flow along Jones Drive and Stewart Road.

Money aside, the development itself would be a good fit for Galveston.

Schlitterbahn operates a first-class water park. It's a place that would tempt families to extend their stay on the island

<http://www.galvnews.com/print.lasso?ewcd=682b593b22a7828a>

12/30/2003

an extra day. Adults who love history or shopping will be able to drop off their teens at the water park and have a day on The Strand.

The water park also will be a source of jobs, probably more than 900. While many will be part-time and seasonal, the park will be good news for high school and college students who need some money for an education.

The water park also is a good fit for the airport. While the airport has been pitched as a site for industrial growth, the area has become the home of Moody Gardens, a school and soccer fields. The water park fits into the mix well.

The city council is scheduled to meet Monday to review details of the lease. It should do so carefully.

But there is a lot to like about this deal.

**GALVESTON COUNTY DAILY NEWS**

Texas' Oldest Newspaper

<http://galvestondailynews.com>

Copyright © 2003 Galveston County Daily News

**Council approves Schlitterbahn lease**

**By Jerry Urban**

The Daily News

Published December 23, 2003

GALVESTON — Galveston's city council on Monday unanimously granted water park developer Schlitterbahn an exclusive option to lease airport property for the development of a \$30 million facility.

"For the city of Galveston, it's a merry Christmas," said Mayor Roger "Bo" Quiroga.

New Braunfels-based Schlitterbahn gets a 20-year lease with two 10-year extension options on 25 acres at Scholes International Airport.

Six of the 25 acres are leased by Farmers Marine Copper Works. The agreement calls for Farmers to assign or sell that leasehold to Schlitterbahn.

The agreement also gives Schlitterbahn an option to lease another six acres of airport property when it comes available. Additional money would have to be paid each month to lease that property.

Schlitterbahn has up to 120 days before the agreement is final for title work and to complete environmental studies and other due diligence. Jeff Henry, a Schlitterbahn principal, said he foresaw no problems, however.

The Galveston Planning Commission also must approve a general land use plan. City Attorney Susie Green said the city council was not required to take any further formal action on the project.

Henry said he expected groundbreaking by spring for a May 1, 2005 opening day. Proponents expect the water park to bring up to 500,000 new visitors to the island each year and give a significant boost to the local economy.

Under the lease agreement, the city would be paid \$7,443 a

<http://www.galvnews.com/print.lasso?ewcd=622682263fae5bc0>

12/30/2003

month for use of the 25 acres. Each year the lease payment would increase by 2.5 percent or the growth of the Consumer Price Index, whichever is greater. If the index is used, the lease payment increase would be capped at 4 percent a year.

Restaurateur Tilman Fertitta also plans to develop a water park on the island.

Fertitta spokesman Steve Greenberg told council members that Fertitta wished Schlitterbahn well and realized the water park would benefit Galveston.

Later, Greenberg confirmed that Fertitta still plans to move ahead with construction of a water park at an undetermined spot on the beachfront.

+++

#### West End Sewer Plans Under Way

Sewer relief is on its way for the West End. City council agreed to authorize a contract with the Houston engineering and consulting firm of Claunch & Miller for \$1.1 million from sewer revenue bonds for the cost of design plans.

The plans, expected to be completed by April, will be for new sewer systems in White Sands, Sea Island and Terramar Beach. Construction is expected to begin by October.

The project is the beginning of a long-range \$50 million plan to provide sewer service to the entire island.

+++

#### Council Agrees To Time Change For Workshops

Galveston's city council agreed to hold its workshops at noon beginning in March.

Until then workshops will continue to be held at 8:30 a.m. every second and fourth Thursday before regular council meetings.

Council members recently decided to change the regularly scheduled meetings to 5:30 p.m. on those Thursdays to give residents who work more opportunities to attend meetings.

The Thursday meetings now begin at 2 p.m.

**GALVESTON COUNTY DAILY NEWS**

Texas' Oldest Newspaper

<http://galvestondailynews.com>

Copyright © 2003 Galveston County Daily News

**Council OKs airport TIRZ**

**By Jerry Urban**

The Daily News

Published December 30, 2003

**GALVESTON** — Galveston's city council on Monday agreed to create a Tax Increment Reinvestment Zone designed to help develop Scholes International Airport and the surrounding area.

The TIRZ will be used to generate funds to pay for infrastructure, such as drainage, sewer and street improvements, in a 2,000-acre area around and including the airport.

A tax increment fund will be established to hold money created through increases in the tax base within the designated zone. Money in the fund, generated from future tax base growth, will be used to pay the cost of infrastructure improvements.

Jeffrey G. Sjostrom, president of the Galveston Economic Development Partnership, said the TIRZ still is in the formative stages. The city, along with Galveston County and Galveston County Navigation District No. 1, is expected to consider final approval in the next few months.

Under the plan, a zone board would be created with city council, the county and the navigation district appointing members.

The board, which would manage the zone, would determine whether money is taken directly out of the tax increment fund to pay for infrastructure improvements or whether to reimburse companies that make the improvements. The board also would decide whether to issue bonds to pay for improvement costs.

City council voted 6-0 to establish an ordinance creating the TIRZ, with one council member absent. Before the vote, a public hearing was held but there was no opposition voiced to the TIRZ.

Councilman Johnny Smecca, whose district includes the TIRZ, said he had received comments from some constituents who are concerned about noise problems that might accompany growth of the airport.

However, Hud Hopkins, the director of airport, indicated that no significant increase in noise is expected because of the airport's layout. Arriving and departing flights are mostly over water, and the airport is generally surrounded by a buffer zone. The golf course and Moody Gardens are next to the airport.

Sjostrom pointed out the TIRZ is expected to be used to make traffic-related improvements on Stewart Road, in part to accommodate the increase in traffic caused by the planned Schlitterbahn water park near the airport.

The area within the TIRZ includes 1,022 acres of airport property and 380 acres of vacant land.

Hopkins said tax funds generated in the TIRZ are expected to provide about \$6 million in airport funds, which would be used for the local match to obtain another \$39 million in funding from the Federal Aviation Administration and the Texas Department of Transportation for airport improvements.

In addition to airport improvements, the TIRZ is expected to be a tool to encourage private investment for the development of middle-income housing and commercial enterprises.

Sjostrom said the TIRZ will have a life of 30 years and is expected to generate \$150 million in development for the area.

The boundaries of the TIRZ are Offatts Bayou on the north, Jones Drive and 81st Street on the east, Seawall Boulevard on the south, and a westerly alignment that follows 7½ Mile Road, Stewart Road, 99th Street, 103rd Street, Cloud Lane and Travel Air Road.

If need be, money in the fund can be used for environmental remediation, said Sjostrom.

"Any developer who goes into this zone still has to do all of the customary approval processes," said Sjostrom. "There's no free lunch with this zone. You've got to do your typical

permitting. You've got to go through all the right ordinances."

Sjostrom added that the TIRZ is a "tremendous opportunity" to manage long-term growth and make infrastructure improvements at the same time. He said the idea is "not only to maintain quality of life, but to enhance it."

November 19, 2003

Mr. Steve LeBlanc  
City Manager  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Post Monitoring Site Visit - City of Galveston

Dear Mr. LeBlanc:

Thank you for the warm reception to the City of Galveston. It was very informative, and I personally offer you and the city my commitment to promoting the betterment of the city's Brownfields program. I also would like to thank you for your personal commitment to doing the same. I look forward to the comments from the up and coming City Council meeting.

I would also like to thank Win for his commitment to submitting a workplan, timeline, and a Quality Assurance Project Plan. Per our conversation our aim is to receive the documents by December 31, 2003. Should you need additional time to prepare it, please feel free to contact me. I am sure that this will continue to lead the city toward meeting its goal in obtaining environmental as well as economic revitalization.

Again, many thanks to you and Win for all of your assistance, and I continue to look forward to the great successes of the city. If you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Manger



Date: November 10, 2003

To: Steve Le Blanc, Paula Ozymy  
City of Galveston, Office of the City Manager

From: Win Turner  
Meridian Alliance Group, LLC

Subject: Brownfields Program  
Summary of Potential Projects

Dear Steve and Paula:

As of the last quarterly report (ending September 30, 2003), the Brownfields Grant still has \$158,479.38 available funds in the budget, \$50,000 of which must be used for a "green space" project (park, recreation area, youth sports complex, etc.). Recently completed activities included a Phase 1 Environmental Site Assessment (ESA) and Phase 2 ESA preparations for the 61<sup>st</sup> Street properties. Shortly thereafter, Property Commerce (Mr. Chad Moss) purchased the majority of this property and assumed any environmental liabilities. Also completed was a Phase 1 ESA for the 25<sup>th</sup> and Strand transportation terminal property.

The last time we went before City Council, we received approval to focus the majority of the remaining grant funds on the 61<sup>st</sup> Street properties. As that has now gone away (so to speak) with the purchase and assumption of liability by Property Commerce, we need to re-focus and re-prioritize our project targets and objectives. Our present schedule runs through August 31, 2004. As we have previously discussed, we have had several schedule extensions. My concern is that we may not receive another extension unless we show some significant activity, in which case we may lose any unused funds at the end of this period (8/31/04).

To that end, I am presenting some potential projects where these funds could be focused. I would also welcome any sites you or any of the Council members may wish to recommend. Remember, these funds can be used for environmental site assessment and redevelopment planning. They cannot be used for actual cleanup, and they cannot be used for petroleum only sites (e.g., gasoline stations).

### **37<sup>th</sup> and Harborside Old Central/Carver Park Youth Sports Complex**

**Background:** This site is what we originally selected for our "green space" project. This site was included in the area wide Phase 1 ESA performed for the Old Central/Carver Park area. This revealed the site was formerly a roundhouse/maintenance area for the railroad, thus raising some environmental concern. The City desired to acquire this property (5 to 10 acres) for development of a youth sports complex for Old Central/Carver Park (at the request of former City Councilman Reverend Thomas). In our meetings with the BNSF railroad, they were reluctant to deal with the City as the City

wished to perform a Phase 2 ESA (due to the roundhouse) before acquisition. The railroad would not give us permission for the ESA, as they wanted the results of the ESA to remain confidential (apparently a “don’t look – don’t find” issue, which is strange since they are trying to sell the property). Obviously, we could not keep a publicly funded study confidential. I recommend we try to proceed with this project. One suggestion is that if our ESA finds something that would cause the City not to acquire the property, then the railroad could pay for the ESA and could then keep it confidential.

**Action Required:** The City Manager and/or Mayor needs to engage the railroad personally to renew discussions – they will not return my calls. Then we need to reach a conceptual agreement with the railroad, update the Phase 1 ESA to site specific, perform a Phase 2 ESA, and select and work with an Architect on the Sports Complex redevelopment plans and estimates.



#### **Old Municipal Incinerator Site 500 Lennox Ave.**

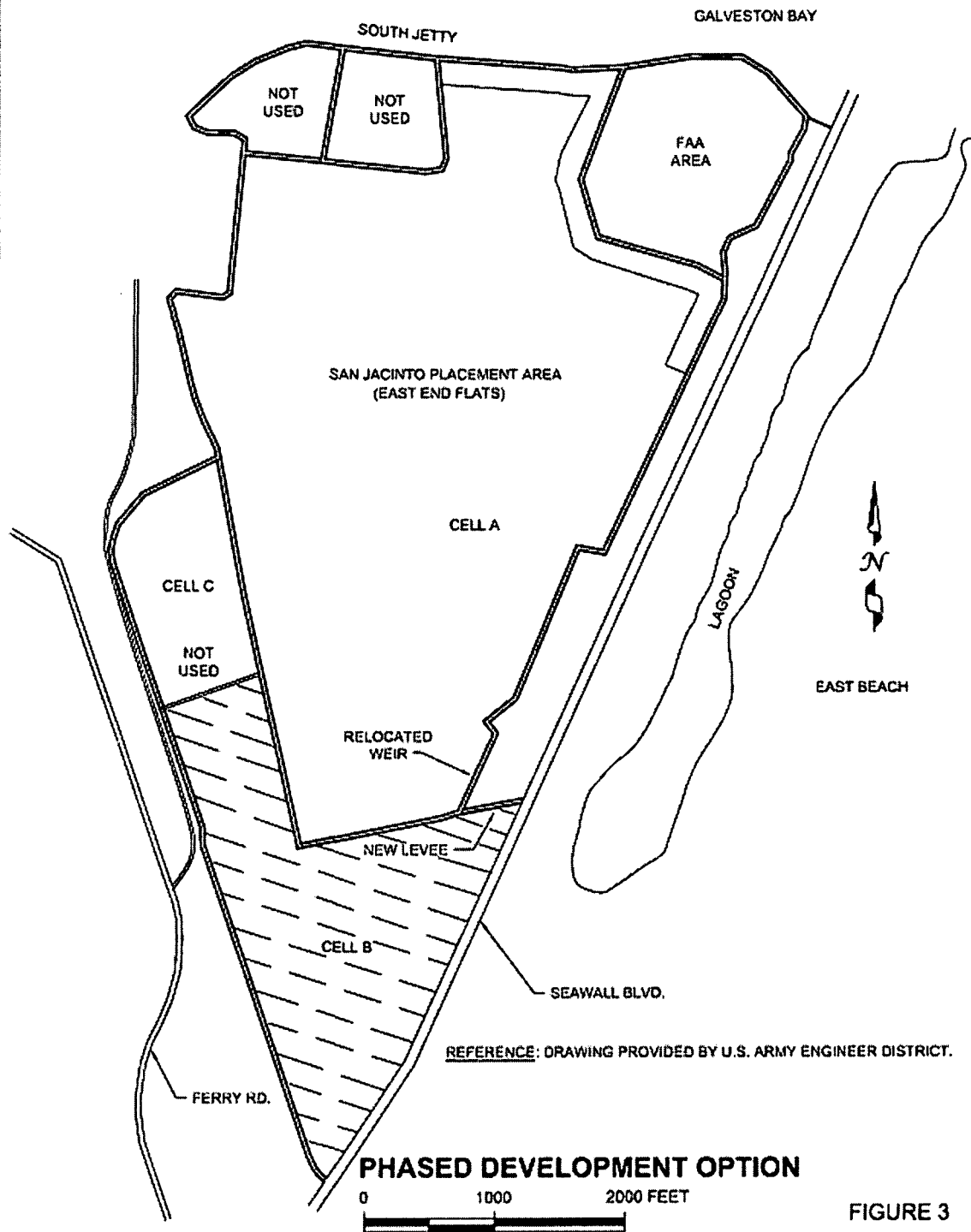
**Background:** The Old Municipal Incinerator site is a 4.7-acre site that is adjacent to and east of the 61<sup>st</sup> Street properties purchased by Property Commerce. It was part of the original 61<sup>st</sup> Street properties on which we conducted the Phase 1 ESA, but was not purchased by Property Commerce. The Phase 1 indicated environmental concerns with this site. With the 61<sup>st</sup> Street properties to the west eventually developing as retail development, and with the new County government complex being developed nearby to the east, this has the potential to be a valuable property. I recommend that the Phase 2 ESA that was halted by the 61<sup>st</sup> Street property sale be completed at this site, and potential development concepts be developed.

**Action Required:** Approval by the City Manager and City Council to proceed with Phase 2.

#### **East End Flats - Cell B**

**Background:** When we performed our Phase 1 and 2 ESAs on the East End Flats, as part of the redevelopment planning we suggested looking at developing only the southern most portion (Cell B – see attached Figure). This was the area with the least amount of sediments, good frontage on Seawall Blvd., and the potential to be developed while still allowing the Corps of Engineers to utilize the remainder of the site for on-going dredge spoil disposal. With the new development planned for the East End area, we think this still has merit.

**Action Required:** Work with the Corps of Engineers on the redevelopment concept to get their conceptual approval, and identify any Corps imposed obstacles. Network with potential developers.



### **600 51<sup>st</sup> Street – Former Black Wrecker Site**

**Background:** This is the location selected by the City for relocating the Recycle Center from 61<sup>st</sup> Street and/or development of an Emergency Response Center. The site has had Phase 1 and 2 ESAs and contamination was found. It has been entered in the TCEQ Voluntary Cleanup Program (VCP). The remedy approved by TCEQ for the VCP was to “cap” the site with crushed limestone covered by asphalt paving. This work was started with clearing and debris removal, but the paving has not been done.

**Action Required:** This project should be completed (Note: Brownfields funds cannot be used for the actual cleanup (paving), but can be used to coordinate with TCEQ).

August 22, 2003

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
Quarterly Report for FFY03/3

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2003 through June 30, 2003. The report has been reviewed and was found to be complete and descriptive of good progress toward achieving the goals of the project. We are in the processing of placing Brownfields sites in WebBRIMS and would like to encourage you to use the system. If you have any questions, please feel free to contact me.

Again, thank you for your submission of the subject quarterly report, and again if you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

# City of Galveston



## Office of the City Manager

P. O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2150 / FAX (409) 763-4847

May 14, 2003

Ms. Camisha Scott (6SF-PB)  
U.S EPA - Region 6  
1445 Ross Avenue, Suite 1200  
Dallas, Texas 75202

Reference: City of Galveston Brownfields Program  
Cooperative Agreement Number: BP986187-01-2

Subject: Request for Project Schedule Extension

Dear Ms. Scott:

This letter is to request a one (1) year extension to our project schedule. Under the approved agreement the project will carry us through September 30, 2003; and this extension is requested through September 30, 2004.

The City of Galveston owns seventeen (17) contiguous acres of Brownfields properties (former salvage yard, recycle center, impound lot, fill disposal area, some wetlands, and a former municipal incinerator/landfill). This property is right across the street from the completed Home Depot and Target retail shopping center development and would be perfect for expanding retail/commercial development in the immediate area. We will focus the remaining Brownfields effort (excluding our separate Greenspace project) on this property. It is in our original target area north of Broadway, it is in the Enterprise Zone, and has also recently been designated as a Tax Reinvestment Zone. The Greenspace funds will be used to focus on development of a Youth Sports Complex.

Please advise if the extension is approved, or if you need additional information. We appreciate your assistance in this matter.

Sincerely,

Steve LeBlanc, City Manager  
City of Galveston

cc: Win Turner, Meridian Alliance Group

RECEIVED  
EPA REGION VI  
03 MAY 19 4 10 35  
PROGRAMS/REGT BRANCH

Quality Assurance Project Plan  
Field Sampling Plan for the  
Old City Municipal Incinerator Site  
Galveston, Texas

---

**A1 TITLE AND APPROVAL SHEET**

Name: James W. (Win) Turner, P.E.  
Title: BSAPP Project Coordinator, Meridian Alliance Group, LLC.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Ronald B. Schultz  
Title: BSAPP Quality Assurance Officer, Galveston County Health District

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Paula Ozymy  
Title: Brownfields Project Director & Executive Assistant, Office of the City Manager

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Camisha Scott  
Title: EPA Region 6 Brownfields Project Officer/Manager

Signature:  Date: \_\_\_\_\_

Name: Don Johnson  
Title: EPA Region 6 Brownfields Quality Assurance Manager

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FAX

713. 868. 3208

---

Telephone

713. 861. 0081



May 13, 2003

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
No Cost Time Extension

Dear Ms. Ozymy:

As a customer service oriented agency, the United States Environmental Protection Agency (USEPA), is providing you with a reminder that your grant will expire on 9/30/03. EPA is requesting that you submit a letter for a no-cost time extension. A no-cost time extension states the tasks you plan to complete and the length of time needed to complete them. We request that this letter be submitted within 30 calendar days.

If you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

March 13, 2003

Paula Ozymy, Brownfields Coordinator  
City of Galveston  
923 Rosenberg  
Room 203  
Galveston, TX 77553

Re: Cooperative Agreement No. BP-986187-01-1  
Expired Brownfields Quality Management Plan

Dear Ms. Ozymy:

As a customer service oriented agency, the United States Environmental Protection Agency (USEPA), is providing you with a reminder that your quality management plan will expire on 04/01/03. EPA is requesting that you submit a cover sheet with all required signatures and any amended corrections. We request that this be submitted 5 days prior to the due date.

If you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

February 19, 2003

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Quarterly Report for FFY03/1

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the Cheyenne-Arapaho Brownfields Redevelopment Program. This report covers the period of October 1, 2002 through December 31, 2002. The report has been reviewed and was found to be complete and descriptive of good progress toward achieving the goals of the project.

Effective this quarter, we are requesting that all site specific information be placed in Web Brims and all remaining financial documents i.e. itemized budgets, Minority and Women Business Enterprise (MBE/WBE), and Financial Status Report (FSR) be forwarded via e-mail also continue to mail MBE/WBE and FSR with original signatures. If you need electronic versions of the M/WBE and FSR, please contact me at your convenience. Please continue to mail headquarters their copy through the U.S. Postal Service.

Again, thank you for your submission of the subject quarterly report. If you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

December 6, 2002

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Request for Quarterly Report for FFY02/4

Dear Ms. Ozymy:

The United States Environmental Protection Agency is a customer oriented agency and our goal is to provide you with any and all needed assistance. A recent review of our files has indicated that we have not received your quarterly report for the period of July 1, 2002 through September 30, 2002. The quarterly report was due to EPA on October 31, 2002. Progress reporting and tracking of site assessment, cleanup, and redevelopment are integral components of demonstrating the success achieved by the Brownfields Initiative. Please help us track this information by submitting your quarterly report. Your prompt attention to this matter is appreciated.

If you have any questions, please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

August 21, 2002

Ms. Helen G. Gilliam  
Grants Accountant 2  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Lost or Missing FRS's - 2<sup>nd</sup> Quarter FY2002

Dear Ms. Gilliam:

Thank you for your letter regarding the lost quarterly reports. We are sincerely sorry for this mishap. If you would prefer you can continue to send the reports to Paul Dolan and fax a copy to my attention at 214.665.6660. I hope that this would resolve the issue. Also if you have any suggestions, we would welcome your advice on how to resolve the matter.

Again, thank you for your submission of the subject FSR report. If you have any questions please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

August 20, 2002

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Quarterly Report for FFY02/3

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2002 through June 30, 2002. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact Dwayne Ford, City of Galveston Project Manager, at 214.665.8391 or myself at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

May 17, 2002

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Quarterly Report for FFY02/2

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of January 1, 2002 through March 31, 2002. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact Dwayne Ford, City of Galveston Project Manager, at 214.655.8391 or myself at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

# City of Galveston



P. O. Box 779 / Galveston, Texas 77553

August 9, 2002

Mr. Dwayne Ford  
Project Manager  
U.S. EPA – Region 6  
1445 Ross Ave., Suite 1200  
Dallas, TX 75202-2733

RECEIVED  
EPA REGION VI  
02 AUG 12 PM 4:14  
PROGRAMS MGMT BRANCH

RE: Lost or Missing FRS's – 2<sup>nd</sup> Quarter FY2002

It has been brought to my attention by Paul Dolan, Accounting, that the Financial Status Report for the 2<sup>nd</sup> Quarter the period covering January 1, 2002 to March 31, 2002 was not received or on file even though the Request for Reimbursement was received, paid, and filed.

This has been happening too often to my FRS's. I know that different people review different sections of the reports and information submitted, however the Financial Status Report is always on top of the Request for Reimbursement. Reimbursement cannot and should not be made without the Financial Status Report being approved and filed.

My position is at risk due to the carelessness of someone in your organization. Please look into this matter for me and determine the source of the problem. If I should be sending these reports separately to different staff, just let me know to whom the reports should go and I will do it.

Thank you for your assistance.

Sincerely,

Helen G. Gilliam  
Grants Accountant 2

Cc: Ms. Camisha Scott, Project Officer



# City of Galveston



P. O. Box 779 / Galveston, Texas 77553

May 15, 2002

Ms. Camisha Scott  
U. S. EPA, Region 6  
1445 Ross Ave., Suite 1200  
Dallas, TX 75202-2733

RECEIVED  
EPA REGION VI  
02 MAY 23 PM 12:03  
PROGRAMS MGMT BRANCH

RE: Cooperative Agreement - # BP986187-01-~~70~~ <sup>18</sup>

This letter is to inform you of the new Interim Finance Director for the City of Galveston, Texas. Mr. Rick Glassett became the Interim Finance Director effective April 2, 2002. He will remain the Interim Finance Director until a permanent Finance Director is hired.

A handwritten signature in black ink, appearing to read 'Steve LeBlanc', written over a horizontal line.

Signature – City Manager  
Steve LeBlanc

A handwritten signature in black ink, appearing to read 'Rick Glassett', written over a horizontal line.

Signature – Interim Finance Director  
Rick Glassett

Cc: hgg

GRANT # BP986187-01-0  
BDAPP DOC # # BSAPP-007-00

CITY OF GALVESTON, TX  
E.P.A. BROWNFIELDS  
SUMMARY OF EXPENSES / REVENUES

GRANT AWARD: \$200,000  
FY 2002

EXPENDITURES  
2RD QTR - FY 2002

**MERIDIAN ENV. SVCS**

INV.# 13838

INV.# 13934

INV.# 14017

**TRAVEL**

MARCHI TRAVEL - TA # 20334-P.OZYMY

EPA CONF. - DALLAS, TX - 07/28/00

<u>AMOUNT</u>	<u>AMT REC'D</u>	<u>DATE REC'D</u>	<u>CHECK #</u>	<u>INVOICE</u>
\$ 375.00			21005443	I2206492
150.00			21006080	I2207135
\$ 588.03			21007887	I2209335
	\$ 1,113.03			
\$ 185.00			21001439	I2201659
<b>TOTAL</b>	<b>\$ 1,298.03</b>			

PREPARED BY: HELEN G. GILLIAM  
GRANTS ACCOUNTANT 2

DATE: 5/20/02

**MERIDIAN ALLIANCE INC.**  
**SUPPLEMENTAL FUNDING - 5/2001 to 3/2003**  
**BROWNFIELDS SITE ASSESSMENT PILOT PROJECT**

COMBINED GENERAL BUDGET	PROJECT BUDGET	THIS PERIOD	PREVIOUS TOTAL	CUMULATIVE TOTAL	REMAINING BUDGET
PRIME CONTRACT	\$ 90,000.00	\$ 1,087.50	\$ 11,698.75	\$ 12,786.25	\$ 77,213.75
SUBCONTRACTS	\$ 52,000.00	\$ -	\$ 379.50	\$ 379.50	\$ 51,620.50
MATERIALS/SUPPLIES	\$ 4,000.00	\$ -	\$ 0.00	\$ 0.00	\$ 4,000.00
EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
TRAVEL	\$ 2,000.00	\$ 25.53	\$ 1,035.68	\$ 1,061.21	\$ 938.79
OTHER	\$ 2,000.00	\$ -	\$ 81.38	\$ 81.38	\$ 1,918.62
<b>TOTAL BUDGET</b>	<b>\$ 150,000.00</b>	<b>\$ 1,113.03</b>	<b>\$ 13,195.31</b>	<b>\$ 14,308.34</b>	<b>\$ 135,691.66</b>

**EXPENDITURES**  
**2RD QTR - FY 2002**

**MERIDIAN SVCS**

		<u>CHECK #</u>	<u>INVOICE</u>
INV.# 13838	\$ 375.00	21005443	I2206492
INV.# 13934	\$ 150.00	21006080	I2207135
INV.# 14017	\$ 588.03	21007887	I2209335
	<b>\$ 1,113.03</b>		

**TRAVEL**

MARCHI TRAVEL - TA # 20334-P.OZYMY	\$ 185.00	21001439	I2201659
EPA CONF. - DALLAS, TX - 07/28/00			
<b>Total Expenses This Qtr</b>	<b>\$ 1,298.03</b>		

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
TA 20334 ✓	11/15/01	185.00	.00	.00	.00	185.00

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

CITY OF GALVESTON, TEXAS

CHECK DATE 11/16/01 CHECK NUMBER 21001439

CHECK AMOUNT

PAY One Hundred Eighty-Five and NO/100 Dollars

\$\*\*\*\*\*185.00  
USD

TO THE MARCHI TRAVEL  
ORDER 200 UNIVERSITY BLVD  
OF GALVESTON TX 77550



MOODY NATIONAL BANK  
GALVESTON, TEXAS

**NON NEGOTIABLE**

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

MARCHI TRAVEL  
200 UNIVERSITY BLVD  
GALVESTON TX 77550

I 2201659 NSF ✓

CITY OF GALVESTON, TEXAS  
PURCHASING DIVISION  
GALVESTON, TEXAS 77550  
DIRECT PAY REQUISITION

PH. (409) 797-3576

FAX (409) 797-3561

TO: 130280

Vendor code

Marchi Travel  
501 Holiday Drive  
Galveston, TX 77550

Date required

14-Nov-01

ADDRESS CORRESPONDENCE TO

Payment terms:

Buyer Name:

Account code:

1250-170100-533085-419000 ✓

Item	Commodity Description:	Quantity	U/M	Unit Price	Extended
	EPA Brownsville Training 7/28/00 Plane tickets never paid for.				\$185.00
	Paula Ozymy TA# 20334				
<div>PAID</div> <div>NOV 19 2001</div> <div>CITY OF GALVESTON ACCOUNTING DEPT</div>					

DEPARTMENT HEAD Rosemary Trevino

DATE 11-14-01

BUDGET Debbie Pierce

DATE 11-14-01

PURCHASING R. D. Dene

DATE 11-14-01

ACCOUNTING AUDIT M. Miller

DATE 11/19/01

PAID BY CHECK # 21001439

ENCUMBRANCE TOTAL

INVOICE TOTAL

\$185.00

# Marchi Travel Service

Established 1923

INVOICE / ITINERARY

200 University Blvd. • Sealy & Smith Professional Building  
Galveston, Texas 77550 • Phone (409) 762-2612

Member of  
Airline  
Reporting  
Corporation



PAGE NO.

SALES PERSON: 6F

ITINERARY/INVOICE NO. 0034958

DATE: 21 JUL 00

CUSTOMER NBR: CTYGLS

DUPLICATE SLWHLW

PAGE: 01

TO: CITY OF GALVESTON

RECONFIRM RETURNING AND CONTINUING RESERVATIONS 72 HOURS IN ADVANCE FOR INTERNATIONAL FLIGHTS AND SUGGEST 48 HOURS IN ADVANCE FOR DOMESTIC FLIGHTS. CAUTION: TICKETS HAVE VALUE. IF UNUSED, PLEASE RETURN FOR CREDIT OR REFUND.

FOR: OZYMY/PAULA

28 JUL 00 - FRIDAY

AIR SOUTHWEST AIRLINES FLT:2 ECONOMY  
LV HOUSTON HOBBY 630A

EQP: BOEING 737-200  
55MIN

AR DALLAS LOVE FLD 725A

NON-STOP

AIR SOUTHWEST AIRLINES FLT:45 ECONOMY  
LV DALLAS LOVE FLD 530P

EQP: BOEING 737-700  
55MIN

DEPART: MAIN

AR HOUSTON HOBBY 625P

NON-STOP

AIR TICKET WN7107490372

OZYMY PAULA

185.00

SUB TOTAL

185.00

TOTAL AMOUNT DUE

185.00

PAID

NOV 19 2001

CITY OF GALVESTON  
ACCOUNTING DEPT

LOCATED ON THE U.T.M.B. CAMPUS

## CITY OF GALVESTON, TEXAS

## TRAVEL AUTHORIZATION &amp; DIRECT PAY

## FINANCE DEPARTMENT

NAME: Paula Ozymy T.R. # \_\_\_\_\_ T.A. NO: 20334 ✓  
 DEPARTMENT: City Manager ACCOUNT NO: 0100-132310-533085-413000  
 PURPOSE: EPA Brownfields Training  
 DESTINATION: CITY: Dallas STATE: Texas  
 DURATION: FROM: 21-Jul-00 TO: 21-Jul-01  
 DISPOSITION OF WORK WHILE ABSENT: Karen Mikesell  
 OVERTIME COST REQUIRED TO COVER ABSENCE: \$ NONE

## ESTIMATED AND PREDETERMINED COSTS

Registration Fee .....	\$	
Transportation Fares .....		\$185.00
Personal Car Mileage .....		
Lodging .....		
Meals .....		
Partial Day Meal Allowance .....		
Miscellaneous .....		
Total Estimated Costs .....		\$185.00

PAID  
 NOV 19 2001  
 CITY OF GALVESTON  
 ACCOUNTING DEPT

## ADVANCED CHECKS REQUESTED

PAYEE	ADDRESS	CHECK NO.	AMOUNT
Marchi Travel	501 Holiday Drive	21001439	\$
	Galveston, Tx. 77550		\$185.00
TOTAL CHECK ADVANCED @100%			\$185.00

## ADMINISTRATIVE APPROVALS AND SIGNATURES

I am knowledgeable of the policies and rules set forth in the City of Galveston Travel Regulations, and I authorize a payroll deduction by the City for the amount of any advance payment deemed returnable to the City upon audit by the Finance

The traveler has been informed of all appropriate policies and rules pertaining to travel on behalf of the City of Galveston.

Paula Ozymy 72301  
 INDIVIDUAL TRAVELING / DATE

Same  
 DEPARTMENT HEAD / DATE

[Signature]  
 CITY MANAGER / DATE

R. Trevino 11/14/01  
 AUDITED BY / DATE

DIRECTOR OF FINANCE / DATE

PURCHASING / DATE

Amelia 11/19/01  
 BUDGET / DATE

## ITEMIZED EXPENSE TRAVEL VOUCHER / DIRECT PAY REQUISITION

REGISTRATION FEES:	* .....	\$	
AIRLINE FEES:	* .....	\$	
PERSONAL CAR MILEAGE:	* .....	\$	
LODGING:	* .....	\$	
PARTIAL DAY MEAL:	* .....	\$	
MEALS-NUMBER OF DAYS @ \$30.00 PER DAY		\$	
MISCELLANEOUS:	** (Gas, Taxi, Parking, Car rentals, Tolls, Books, Telephone, etc.) \$		
TOTAL ITEMIZED EXPENSES		\$	
LESS ADVANCES BY CHECK		\$	

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
TA20334	09/01/00	99.50	.00	.00	.00	99.50

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

**CITY OF GALVESTON, TEXAS**

CHECK DATE 09/01/00 CHECK NUMBER 20008801

CHECK AMOUNT  
\$\*\*\*\*\*99.50  
USD

PAY Ninety-Nine and 50/100 Dollars

TO THE ORDER OF PAULA OZYMY  
823 ROSENBERG  
Galveston TX 77550



MOODY NATIONAL BANK  
GALVESTON, TEXAS

**NON NEGOTIABLE**

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

PAULA OZYMY  
823 ROSENBERG  
Galveston TX 77550



I201 8262 ✓

## TRAVEL AUTHORIZATION &amp; DIRECT PAY

## FINANCE DEPARTMENT

NAME: Paula Orymy T.R.# ✓ T.A. NO: 20334 ✓  
 DEPARTMENT: City Manager EPA Grant ACCOUNT NO: 1250-170100-533085-419000  
 PURPOSE: EPA Training  
 DESTINATION: CITY: Dallas STATE: Texas  
 DURATION: FROM: 7-28-00 TO: 7-28-00  
 DISPOSITION OF WORK WHILE ABSENT: Karen Mikesell  
 OVERTIME COST REQUIRED TO COVER ABSENCE: \$ NONE

## ESTIMATED AND PREDETERMINED COSTS

Registration Fee ..... \$  
 Transportation Fares .....  
 Personal Car Mileage ..... Miles @ 27.5¢ .....  
 Lodging .....  
 Meals .....  
 Partial Day Meal Allowance .....  
 Miscellaneous .....  
 Total Estimated Costs ..... \$

## ADVANCED CHECKS REQUESTED

PAYEE	ADDRESS	CHECK NO.	AMOUNT
			\$

## ITEMIZED EXPENSE TRAVEL VOUCHER / DIRECT PAY REQUISITION

REGISTRATION FEES: ..... \$  
 AIRLINE FEES: ..... \$  
 PERSONAL CAR MILEAGE: 100 @ 27.5¢ ..... \$ 27.50  
 LODGING: ..... \$  
 PARTIAL DAY MEAL: ..... \$  
 MEALS-NUMBER OF DAYS 1 @ \$30.00 PER DAY ..... \$ 30.00  
 MISCELLANEOUS: ..... \$  
 \*\* (Gas, Taxi, Parking, Car rentals, tolls, Books, Telephone, etc.) ..... \$ 72.00  
 TOTAL ITEMIZED EXPENSES ..... \$ 314.50  
 LESS ADVANCES BY CHECK ..... \$ 215.00 \*  
 LESS CREDIT CARD CHARGES ..... \$  
 NET REIMBURSEMENT OR AMOUNT RETURNED / DIRECT PAY AMT. ..... \$ 99.50

## CERTIFICATION / DIRECT PAY APPROVAL

The above is an itemization of expenditures made on the above trip. All receipts required are attached hereto. All credit cards used have been returned to the Finance Department/Purchasing. All expenditures were incurred to conduct City of Galveston business.

Paula Orymy 20008801 9/1/00 June 8/8  
 INDIVIDUAL TRAVELING / DATE PAID BY CHECK # DEPARTMENT HEAD / DATE  
 PURCHASING / DATE 9/1/00 Helen Williams Mary A. Ross 9-1-00  
 AUDITED BY DATE DIRECTOR OF FINANCE / DATE  
 \*\*Denotes receipts required before reimbursement can be paid.  
 \*\*Denotes receipts required if expenses are over \$50.00.  
 TR# - For Police Use only

Rec'd  
8/31/00  
HG

PAID  
SEP 06 2000  
CITY OF GALVESTON  
ACCOUNTING DEPT.

**CITY OF GALVESTON**  
**ACCOUNTING DEPARTMENT**  
**FGAJVCD - JOURNAL VOUCHER ENTRY FORM**

DATE: 11/13/00  
PREPARED BY: JVV  
PAGE 1 OF 2

DOCUMENT #: J2013198      DATE: 09/30/00      TOTAL: \$3,488.56

Seq	Dup	Rule	Index	Fund	Organization	Account	Program	Amount	d/c
1		JE15		0100	114300	521095	411000	58.51	D

cription: Reclassify Expense I2016584

2	X					544087		58.51	C
---	---	--	--	--	--	--------	--	-------	---

cription:

3	X				170100	591013	413000	465.97	D
---	---	--	--	--	--------	--------	--------	--------	---

cription: Reclassify Expense I2008934

4	X				0	342511	0	465.97	C
---	---	--	--	--	---	--------	---	--------	---

cription:

5	X					351170		779.75	D
---	---	--	--	--	--	--------	--	--------	---

cription: Reclassify Expenses I2009717-9719

6	X				124304		412000	779.75	C
---	---	--	--	--	--------	--	--------	--------	---

cription:

7	X			1250	170100	533085	419000	99.50	D
---	---	--	--	------	--------	--------	--------	-------	---

cription: Reclassify Expense I2018262

8	X				0	101200	0	99.50	C
---	---	--	--	--	---	--------	---	-------	---

cription:

9	X			0100				99.50	D
---	---	--	--	------	--	--	--	-------	---

cription:

10	X				170100	533085	419000	99.50	C
----	---	--	--	--	--------	--------	--------	-------	---

Description:

Explanation: To reclassify various expenses charged to the incorrect  
accounts as per the attached supporting documents.

\_\_\_\_\_  
Supervisor of Accounting

**CITY OF GALVESTON**  
**ACCOUNTING DEPARTMENT**  
**FGAJVCD - JOURNAL VOUCHER ENTRY FORM**

DATE: 11/13/00  
PREPARED BY: JWV  
PAGE 2 OF 2

DOCUMENT #: J2013198      DATE: 09/30/00      TOTAL: \$482.10

Seq	Dup	Rule	Index	Fund	Organization	Account	Program	Amount	d/c
11	X			0100	132310	521065	413000	129.25	D

cription: Reclassify Expense I2100244, I2100245

12	X					564099		129.25	C
----	---	--	--	--	--	--------	--	--------	---

cription:

13	X					521065		111.80	D
----	---	--	--	--	--	--------	--	--------	---

cription: Reclassify Expense I2010508

14	X				170100	564099	419000	111.80	C
----	---	--	--	--	--------	--------	--------	--------	---

cription:

15									
----	--	--	--	--	--	--	--	--	--

cription:

16									
----	--	--	--	--	--	--	--	--	--

cription:

17									
----	--	--	--	--	--	--	--	--	--

cription:

18									
----	--	--	--	--	--	--	--	--	--

cription:

19									
----	--	--	--	--	--	--	--	--	--

cription:

20									
----	--	--	--	--	--	--	--	--	--

Description:

Explanation:

Supervisor of Accounting

## CITY OF GALVESTON, TEXAS

## TRAVEL AUTHORIZATION &amp; DIRECT PAY

## FINANCE DEPARTMENT

NAME: Paula Ozymy T.R. # \_\_\_\_\_ T.A. NO: 20334  
 DEPARTMENT: C.Mgr ACCOUNT NO: 0100-132310-533085-413000  
 PURPOSE: KPR Training  
 DESTINATION: CITY: Dallas STATE: TX  
 DURATION: FROM: 7-28-00 TO: 7-28-00  
 DISPOSITION OF WORK WHILE ABSENT: Karen Mikesell  
 OVERTIME COST REQUIRED TO COVER ABSENCE: \$ NONE

## ESTIMATED AND PREDETERMINED COSTS

Registration Fee ..... \$ 185.00  
 Transportation Fares .....  
 Personal Car Mileage 50 Miles @ 27.5 ¢ .....  
 Lodging .....  
 Meals .....  
 Partial Day Meal Allowance .....  
 Miscellaneous .....  
 Total Estimated Costs ..... \$ 215.00

## ADVANCED CHECKS REQUESTED

PAYEE	ADDRESS	CHECK NO.	AMOUNT
<u>Marchi Travel</u>		<u>20007507-<del>10000</del></u>	<u>185.00</u>
<u>Paula Ozymy</u>		<u>20007513-CANC.</u>	<u>30.00</u>
TOTAL CHECK ADVANCED @100%			\$ <u>215.00</u>

## ADMINISTRATIVE APPROVALS AND SIGNATURES

I am knowledgeable of the policies and rules set forth in the City of Galveston Travel Regulations, and I authorize a payroll deduction by the City for the amount of any advance payment deemed returnable to the City upon audit by the Finance Department.

The traveler has been informed of all appropriate policies and rules pertaining to travel on behalf of the City of Galveston.

Paula Ozymy SEP 18 2000  
 INDIVIDUAL TRAVELING / DATE  
 CITY OF GALVESTON  
 ACCOUNTING DEPT

Chris Bintl  
 CITY MANAGER / DATE  
7-26-00  
 PURCHASING / DATE

AUDITED BY / DATE

7-26-00

DEPARTMENT HEAD / DATE

DIRECTOR OF FINANCE / DATE

BUDGET / DATE

## ITEMIZED EXPENSE TRAVEL VOUCHER / DIRECT PAY REQUISITION

REGISTRATION FEES: ..... \$ .....  
 AIRLINE FEES: ..... \$ .....  
 PERSONAL CAR MILEAGE: ..... \$ .....  
 LODGING: ..... \$ .....  
 PARTIAL DAY MEAL: ..... \$ .....  
 MEALS-NUMBER OF DAYS @ \$30.00 PER DAY ..... \$ .....

MISCELLANEOUS:

\*\*(Gas, Taxi, Parking, Car rentals,  
 Tolls, Books, Telephone, etc.)

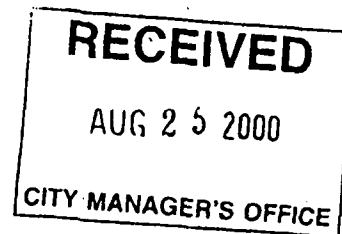
TOTAL ITEMIZED EXPENSES

LESS ADVANCES BY CHECK

NO ADVANCE GIVEN



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 6  
1445 ROSS AVENUE, SUITE 1200  
DALLAS, TX 75202-2733



August 22, 2000

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-0  
City of Galveston  
Quarterly Report for FFY00/3

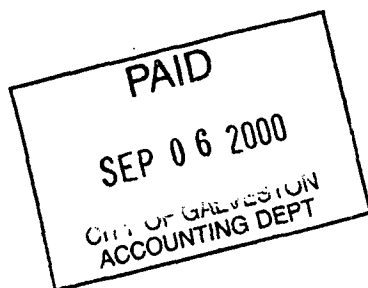
Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2000 through June 30, 2000. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Congratulations Paula on completing the Quality Assurance Management Course. I am excited that you all are considering reapplying for supplemental dollars. You are doing a great job!!! Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact Mark Simmons, City of Galveston Project Manager, at (214) 655-8391 or myself at (214) 665-6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer



**Fax For: Paula**

**Fax #: (409) 797-3521**

**From: Don Johnson  
Quality Assurance Officer,  
Superfund Division (6SF-D)  
U.S. EPA, Region 6  
1445 Ross Avenue  
Dallas, Texas 75202**

*7th Floor Badge  
I State Bank Bldg  
Corner of Ross & Field*

**Phone #: (214) 665-8343**

*12th Floor Texas Room*

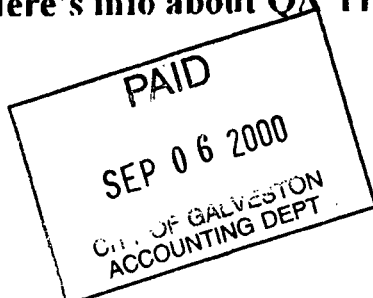
**Fax #: (214) 665-7330**

**E-Mail: johnson.donald@epa.gov**

**This fax consists of a total of 3 pages, including this cover sheet.**

**Paula,**

**Here's info about QA Training in Dallas, see you Friday.**



New South Parking  
7800 Airport Blvd.  
Houston TX 77061



DATE 7-28-00 CAB# 595  
FROM EPA  
TO LOW FUEL  
FARE 18.50 EXTRA 2.50  
TIP 2.50  
CHARGED TO: Ken

Computer Number: 6  
Cashier: ID #450  
Transaction Number: 51  
Entered: 07/28/00 05:41  
Balance: 07/28/00 17:10  
Ticket #595  
Rate: Dispenser #2  
Total Fee: Short Term  
Cash: \$30.00  
Change: \$20.00

CHOICE CABS ☆ TERMINAL TAXI ☆ BIG TEX TAXI

972-222-2000

214-350-4445 • 214-350-4590

PAID

Safe Dependable • Largest Radio Dispatched Fleet in Dallas



DATE 7-28-00 SEP 06 2000 CAB FARE 21.00  
DESTINATION CITY OF GALVESTON  
DRIVER SW COUNTING DEPT CAB # 478 THANK YOU!

RETURNING FROM OUT OF TOWN? 800-444-6400

Visit our website @www.dallastaxi.com

Thank you for choosing  
New South Parking  
Have a nice day  
CITY OF GALVESTON  
ACCOUNTING DEPT

00 3426 1381  
PASSENGER TICKET AND BAGGAGE CHECK  
SUBJECT TO CONDITIONS OF CONTRACT  
NOT TRANSFERABLE

PASSENGER RECEIPT

CTYGLS 8834958 A6F  
XXXXXXXXXX

ISSUED BY: SOUTHWEST AIRLINES  
NAME OF ISSUING AGENT: MARCHI TRAVEL  
NAME OF PASSENGER: OZYMY/PAULA  
TO: FROM: GALVESTON TX  
CARRIER: DAL FLIGHT: 83 CLASS: YL TIME: 167.44 EN  
STATUS: NOT VALID BEFORE: NOT VALID AFTER: 08/11/00  
ISSUING AGENT ID: 1184\*6F  
FARE: 167.44  
TAX: 12.56  
ZP: 5.00  
TOTAL: 185.00

PAID  
SEP 06 2000  
CITY OF GALVESTON  
ACCOUNTING DEPT

NAME OF PASSENGER: OZYMY/PAULA  
FROM: HOU  
TO: HOU  
CARRIER: DAL WN2 Y 28JULY  
FLIGHT CLASS: HOU WN45 Y 28JULY  
DATE: 28JULY  
GATE: BEAT: SMOKE: 0  
BAGGAGE ID NUMBER: 0  
NOT VALID FOR TRAVEL  
0 526 7107490372 0  
AA45751042

EQUIV. FARE PD. STOCK CONTROL NO. TX 889 CK CPH DOCUMENT NUMBER 0 526 7107490372 0

IT IS UNLAWFUL TO PURCHASE OR RESELL THIS TICKET FROM ANY ENTITY OTHER THAN THE ISSUING CARRIER OR ITS AUTHORIZED AGENTS.





INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
TA#20334	07/27/00	30.00	.00	.00	.00	30.00

*Who's # used  
Voided 8/1/00  
D. Col  
not re-ent allowed*

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

CITY OF GALVESTON, TEXAS

CHECK DATE 07/27/00 CHECK NUMBER 20007513

PAY Thirty and NO/100 Dollars

TO THE ORDER OF PAULA OZYMY  
823 ROSENBERG  
GALVESTON TX 77550



MOODY NATIONAL BANK  
GALVESTON, TEXAS

**VOID** NON NEGOTIABLE

CHECK AMOUNT  
\$\*\*\*\*\*30.00  
USD

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

PAULA OZYMY  
823 ROSENBERG  
Galveston TX 77550

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
TA# 20334	07/27/00	185.00	.00	.00	.00	185.00

*Handwritten notes on the invoice table:*  
 Invoice # 20334  
 Acc'd  
 Voucher  
 8/7/00  
 J. Col  
 not re-stalled

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

CITY OF GALVESTON, TEXAS

CHECK DATE 07/27/00 CHECK NUMBER 20007507

PAY One Hundred Eighty-Five and NO/100 Dollars

CHECK AMOUNT  
\$\*\*\*\*\*185.00  
USD

TO THE MARCHI TRAVEL  
ORDER 200 UNIVERSITY BLVD  
OF GALVESTON TX 77550



NON NEGOTIABLE

NON NEGOTIABLE

MOODY NATIONAL BANK  
GALVESTON, TEXAS

COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

MARCHI TRAVEL  
200 UNIVERSITY BLVD  
GALVESTON TX 77550

## CITY OF GALVESTON, TEXAS

## TRAVEL AUTHORIZATION &amp; DIRECT PAY

## FINANCE DEPARTMENT

NAME: Paula Oeymy ✓ T.R. # \_\_\_\_\_ T.A. NO: 20334 ✓  
 DEPARTMENT: C.Mgr ACCOUNT NO: 0100-132310-533085-413000  
 PURPOSE: KPR Training  
 DESTINATION: CITY: Dallas STATE: TX  
 DURATION: FROM: 7-28-00 TO: 7-28-00  
 DISPOSITION OF WORK WHILE ABSENT: Karen Mikesell  
 OVERTIME COST REQUIRED TO COVER ABSENCE: \$ NONE

## ESTIMATED AND PREDETERMINED COSTS

Registration Fee ..... \$ \_\_\_\_\_  
 Transportation Fares ..... 185.00  
 Personal Car Mileage 50 Miles @ 27.5 ¢ .....  
 Lodging .....  
 Meals ..... 30.00  
 Partial Day Meal Allowance .....  
 Miscellaneous .....  
 Total Estimated Costs ..... \$ 215.00

## ADVANCED CHECKS REQUESTED

PAYEE	ADDRESS	CHECK NO.	AMOUNT
<u>Marchi Travel</u>		<u>20007507-<del>XXXX</del></u>	<u>185.00</u> ✓
<u>Paula Oeymy</u>		<u>20007513-CANC.</u>	<u>30.00</u> ✓
TOTAL CHECK ADVANCED @100%			\$ <u>215.00</u>

## ADMINISTRATIVE APPROVALS AND SIGNATURES

I am knowledgeable of the policies and rules set forth in the City of Galveston Travel Regulations, and I authorize a payroll deduction by the City for the amount of any advance payment deemed returnable to the City upon audit by the Finance Department.

The traveler has been informed of all appropriate policies and rules pertaining to travel on behalf of the City of Galveston.

Paula Oeymy  
 INDIVIDUAL TRAVELING / DATE

Samuel S. [Signature]  
 DEPARTMENT HEAD / DATE

Samuel S. [Signature]  
 CITY MANAGER / DATE

Samuel G. [Signature] 7/24/2000  
 DIRECTOR OF FINANCE / DATE

Samuel G. [Signature] 7-26-00  
 PURCHASING / DATE

Chris Bintl  
 AUDITED BY / DATE

Samuel G. [Signature] 7/24/2000  
 BUDGET / DATE

## ITEMIZED EXPENSE TRAVEL VOUCHER / DIRECT PAY REQUISITION

REGISTRATION FEES: ..... \$ \_\_\_\_\_  
 AIRLINE FEES: ..... \$ \_\_\_\_\_  
 PERSONAL CAR MILEAGE: ..... \$ \_\_\_\_\_  
 LODGING: ..... \$ \_\_\_\_\_  
 PARTIAL DAY MEAL: ..... \$ \_\_\_\_\_  
 MEALS-NUMBER OF DAYS @ \$30.00 PER DAY ..... \$ \_\_\_\_\_  
 MISCELLANEOUS: .....  
 \*\* (Gas, Taxi, Parking, Car rentals, Tolls, Books, Telephone, etc.) ..... \$ \_\_\_\_\_  
 TOTAL ITEMIZED EXPENSES ..... \$ \_\_\_\_\_  
 LESS ADVANCES BY CHECK ..... \$ \_\_\_\_\_

NO ADVANCE GIVEN

# Marchi Travel Service

Established 1923

INVOICE / ITINERARY

200 University Blvd. • Sealy & Smith Professional Building  
Galveston, Texas 77550 • Phone (409) 762-2612

Member of  
American  
Reporting  
Corporation



PAGE NO.

SALES PERSON: 6F

ITINERARY/INVOICE NO. 0034958

DATE: 21 JUL 01

CUSTOMER NBR: CTYGLS

DUPLICATE SLWHLW

PAGE: 01

TO: CITY OF GALVESTON

*City Hall  
Room 203*

RECONFIRM RETURNING AND CONTINUING RESERVATIONS 72 HOURS IN ADVANCE FOR INTERNATIONAL FLIGHTS AND SUGGEST 48 HOURS IN ADVANCE FOR DOMESTIC FLIGHTS. CAUTION: TICKETS HAVE VALUE. IF UNUSED, PLEASE RETURN FOR CREDIT OR REFUND.

FOR: OZYMY/PAULA

28 JUL 00 - FRIDAY

AIR SOUTHWEST AIRLINES FLT:12 ECONOMY  
LV HOUSTON HOBBY 630A

EQP: BOEING 737-200  
55MIN

AR DALLAS LOVE FLD 725A

NON-STOP

ARRIVE: MAIN

AIR SOUTHWEST AIRLINES FLT:45 ECONOMY  
LV DALLAS LOVE FLD 530P

EQP: BOEING 737-700  
55MIN

DEPART: MAIN

AR HOUSTON HOBBY 625P

NON-STOP

AIR TICKET WN7107490372

OZYMY PAULA

185.00

SUB TOTAL

185.00

TOTAL AMOUNT DUE

185.00

LOCATED ON THE UTM.B. CAMPUS

QUALITY ASSURANCE TEAM  
DALLAS, TEXAS

QUALITY MANAGEMENT PLAN and  
QUALITY ASSURANCE PROJECT PLAN SEMINAR  
(ST018)

8:30 A.M. - 4:30 P.M.  
July 27-28, 2000  
Texas Room 12th Floor  
1445 Ross Avenue  
Dallas, Texas 75202

**DESCRIPTION:** This two day seminar provides more detail and specificity on how to write and review the EPA's mandatory Quality Assurance Planning documents: the Quality Management Plan and the Quality Assurance Project Plan. The course will focus on the use of two EPA Requirements Documents, EPA QA/R-2 and EPA QA/R-5 and on the ANSI/ASQC National Consensus Standard, E4 1994, and will build on training previously covered in Orientation to QA Management and Data Quality Objectives courses. How these documents link together, and the specific review and approval process for EPA Region 6 will also be covered.

**OBJECTIVE:** By the end of the session participants will be able to:

- understand in detail the 10 elements of a Quality Management Plan;  
effectively evaluate the elements of a Quality Management Plan;  
determine the approvability of a Quality Management Plan;  
understand the linkage between Quality Management Plans and Quality Assurance Project Plans;  
define the approval process for QA Plans in EPA Region 6;
- understand in detail the 24 elements of a Quality Assurance Project Plan;  
effectively evaluate the elements of a Quality Assurance Project Plan;  
determine the approvability of a Quality Assurance Project Plan;  
understand the relationship of the ANSI/ASQC E4 document to the EPA QA Requirements documents.

**TARGET AUDIENCE:** The course is essential for anyone that develops, reviews or approves Quality Assurance Plans for Environmental work performed by or for the U.S. EPA, and is highly recommended to managers, and supervisors of both technical and non technical program staff. It would be especially useful for those who are

**QUALITY ASSURANCE TEAM**  
**DALLAS, TEXAS**

involved in the design or oversight of environmental data collection activities.

**PREREQUISITES:** The completion of two EPA Courses, Orientation to Quality Assurance Management (ST006) and Data Quality Objectives (ST007) are required prior to acceptance for enrollment in this course. Due to U.S. EPA Regional Policy, no exemptions can be granted to this requirement.

**NOTE: THIS COURSE IS MANDATORY FOR EPA PROJECT OFFICERS AND REVIEWERS AND APPROVERS OF QA PLANS AND GRANT QA CERTIFICATIONS.**

**INSTRUCTORS:** U.S. EPA Region 6, Quality Assurance Officer, Don Johnson.

**REGISTRATION:** Contact Don Johnson at (214) 665-8343.

**COST:** No charge, priority will be given to U.S. EPA employees, followed by Grantees of U.S. EPA. Others who are interested will be accepted on a space available basis.

**ADDITIONAL INFORMATION:** For more information contact, Don Johnson at (214) 665-8343.

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
13838✓	03/07/02	375.00	.00	.00	.00	375.00

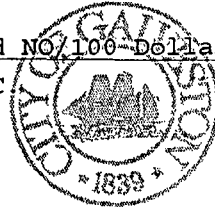
DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

CITY OF GALVESTON, TEXAS

CHECK DATE 03/08/02 CHECK NUMBER 21005443

CHECK AMOUNT  
\$\*\*\*\*\*375.00  
USD

PAY Three Hundred Seventy-Five and NO/100-Dollars  
TO THE MERIDIAN ALLIANCE GROUP, L.L.C.  
ORDER DEPT. NUMBER TX10008  
OF P.O. BOX 4703  
HOUSTON TX 77210-4703



FROST NATIONAL BANK 30-9/1140  
GALVESTON, TEXAS

**NON NEGOTIABLE**

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

MERIDIAN ALLIANCE GROUP, L.L.C.  
DEPT. NUMBER TX10008  
P.O. BOX 4703  
HOUSTON TX 77210-4703

CITY OF GALVESTON, TEXAS  
PURCHASING DIVISION  
GALVESTON, TX 77550  
DIRECT PAY REQUISITION

PH. (409) 797-3576

FAX (409) 797-3561

TO:

Vendor code

110051

Meridian Alliance Group, L.L.C.  
Department Number TX 10008  
P.O. Box 4703  
Houston, TX 77210-4703

Date

02/07/02

ADDRESS CORRESPONDENCE TO

Payment terms:

Buyer Name:

Account code: 1250-170100-531004-419000

Item	Commodity Description:	Quantity Hours	U/M	Unit Price	Extended
91800	Invoice # 13838 Project: 09C000117 Professional Svcs Period - 01/1 - 01/31/02 Brownsfields Supplemental Program Project Management (1) Assoc. Eng/Geo - Sr. Consultants (1) Office Assistant (1) Drafts Person II	0 4 3 0		\$85.00 \$75.00 \$25.00 \$40.00	\$0.00 \$300.00 \$75.00 \$0.00
	****SPECIAL CHECK REQUEST***** REIMBURSABLES				\$375.00
	Miscellaneous	0		\$0.00	\$0.00
	Mileage	0 MI.		\$0.35	\$0.00
	Total Reimbursable Expenses				\$0.00
	Subcontractor - MCI WorldCom	0		\$32.13	\$0.00
					\$375.00

PAID

MAR 13 2002

CITY OF GALVESTON  
ACCOUNTING DEPT

DEPARTMENT HEAD

DATE

BUDGET

DATE

PURCHASING

DATE

ACCOUNTING AUDIT

DATE

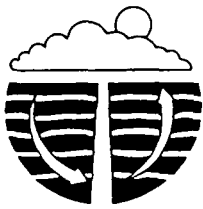
PAID BY CHECK #

ENCUMBRANCE TOTAL

INVOICE TOTAL

\$375.00





# Invoice

Invoice Number:

13838

Invoice Date: 2/22/02

Payment Terms: Net 30

## Meridian Alliance Group, LLC

To: City of Galveston  
P O Box 779  
Galveston, TX 77553

Project #: 09C000117

Address: Brownsfields Supplemental Program

Attention: Steve LeBlanc

Client ID# 15418

Professional Services Period: 1/2/02 to 1/31/02

### Personnel

Date	Name	Description	Rate	Hours	Charge
1/30/02	James (Win) Turner	Associate Eng/Geo	75.00	4.00	\$300.00 ✓
1/31/02	Josephine Ives	Clerical	25.00	3.00	\$75.00 ✓
Total Personnel:				7	\$375.00

Remit To: Meridian Alliance Group, L.L.C.

Department Number TX10008

P. O. Box 4703

Houston, TX 77210-4703

Invoice Total

\$375.00

PAID  
MAR 13 2002  
CITY OF GALVESTON  
ACCOUNTING

RECEIVED

MAR 04 2002

CITY MANAGER'S OFFICE

REMIT TO: Meridian Alliance Group, L.L.C.  
Department Number TX10008  
P. O. Box 4703  
Houston, TX 77210-4703

3355 W. 11th St., Suite 1206 • Houston, TX 77008 • (713) 861-0081 • FAX (713) 861-0097

Houston, TX

Arlington, TX

Tyler, TX

Midland, TX

Austin, TX

Little Rock, AR

Eau Claire, WI

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
13934	03/21/02	150.00	.00	.00	.00	150.00

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

CITY OF GALVESTON, TEXAS

CHECK DATE 03/22/02 CHECK NUMBER 21006080

CHECK AMOUNT

\$\*\*\*\*\*150.00  
USD

PAY One Hundred Fifty and NO/100 Dollars

TO THE ORDER OF MERIDIAN ALLIANCE GROUP, L.L.C.  
DEPT. NUMBER TX10008  
P.O. BOX 4703  
HOUSTON TX 77210-4703



FROST NATIONAL BANK 30-9/1140  
GALVESTON, TEXAS

**NON NEGOTIABLE**

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

MERIDIAN ALLIANCE GROUP, L.L.C.  
DEPT. NUMBER TX10008  
P.O. BOX 4703  
HOUSTON TX 77210-4703

CITY OF GALVESTON, TEXAS  
PURCHASING DIVISION  
GALVESTON, TX 77550  
DIRECT PAY REQUISITION

I2207135NSE ✓

PH. (409) 797-3576

FAX (409) 797-3561

TO:

Vendor code

110051 ✓

Meridian Alliance Group, L.L.C.  
Department Number TX 10008  
P.O. Box 4703  
Houston, TX 77210-4703

Date

03/21/02

ADDRESS CORRESPONDENCE TO

Payment terms:

Buyer Name:

Account code: 1250-170100-531004-419000 ✓

Item	Commodity Description:	Quantity Hours	U/M	Unit Price	Extended
91800	Invoice # 13934 Project: 09C000117 Professional Svcs Period - 02/1 - 02/28/02 ✓ Brownsfields Supplemental Program Project Management (1) Assoc. Eng/Geo - Sr. Consultants (1) Office Assistant (1) Drafts Person II *****SPECIAL CHECK REQUEST***** REIMBURSABLES Miscellaneous Mileage Total Reimbursable Expenses Subcontractor - MCI WorldCom	0 2 0 0 0 0 0 0		\$85.00 \$75.00 \$25.00 \$40.00 \$0.00 \$0.35 \$32.13 SUBTOTAL	\$0.00 \$150.00 \$0.00 \$0.00 \$150.00 \$0.00 \$0.00 \$0.00 \$150.00

PAID  
MAR 25 2002  
CITY OF GALVESTON  
ACCOUNTING DEPT

DEPARTMENT HEAD

Helen G. Gilliam

DATE

03/21/02

BUDGET

Debbie Pierce

DATE

03-21-02

PURCHASING

D. Over

DATE

3-21-02

ACCOUNTING AUDIT

M. Miller

DATE

03/25/02

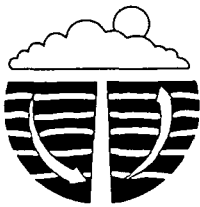
PAID BY CHECK #

21006080

ENCUMBRANCE TOTAL

INVOICE TOTAL

\$150.00



# Invoice

Invoice Number: 13934

Invoice Date: 3/14/02

Payment Terms: Net 30

## Meridian Alliance Group, LLC

To: City of Galveston  
P O Box 779  
Galveston, TX 77553  
Attention: Steve LeBlanc

Project #: 09C000117

Phase:

Address: Brownsfields Supplemental Program

Client ID# 15418

Professional Services Period: 2/1/02 to 2/28/02

### Personnel

Date	Name	Description	Rate	Hours	Charge
2/11/02	James (Win) Turner	Associate Eng/Geo	75.00	2.00	\$150.00
Total Personnel:				2	\$150.00

Invoice Total:

\$150.00

Remit To: Meridian Alliance Group, L.L.C.  
Department Number TX10008  
P. O. Box 4703  
Houston, TX 77210-4703

RECEIVED

MAR 19 2002

CITY MANAGER'S OFFICE

PAID

MAR 25 2002

CITY OF GALVESTON  
ACCOUNTING DEPT

REMIT TO: Meridian Alliance Group, L.L.C.  
Department Number TX10008  
P. O. Box 4703  
Houston, TX 77210-4703

INVOICE NUMBER	INVOICE DATE	GROSS AMOUNT	DISCOUNT	TAX	ADDITIONAL CHARGES	NET AMOUNT
14017	05/08/02	588.03	.00	.00	.00	588.03

DEMAND ACCOUNT CHECK  
IN ACCORDANCE WITH  
PROVISIONS OF CITY CHARTER

**CITY OF GALVESTON, TEXAS**

CHECK DATE 05/08/02 CHECK NUMBER 21007887

PAY Five Hundred Eighty-Eight and 03/100-Dollars  
TO THE ORDER OF MERIDIAN ALLIANCE GROUP, L.L.C.  
DEPT. NUMBER TX10008  
P.O. BOX 4703  
HOUSTON TX 77210-4703



FROST NATIONAL BANK 30-9/1140  
GALVESTON, TEXAS

CHECK AMOUNT  
\$\*\*\*\*\*588.03  
USD

**NON NEGOTIABLE**

**NON NEGOTIABLE**

**COPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPYCOPY**

**CITY OF GALVESTON, TEXAS**

823 ROSENBERG, P.O. BOX 779  
GALVESTON, TX 77553-0779

MERIDIAN ALLIANCE GROUP, L.L.C.  
DEPT. NUMBER TX10008  
P.O. BOX 4703  
HOUSTON TX 77210-4703

CITY OF GALVESTON, TEXAS  
PURCHASING DIVISION  
GALVESTON, TX 77550  
DIRECT PAY REQUISITION

*T22093518F ✓*

PH. (409) 797-3576

FAX (409) 797-3561

TO:

Vendor code

110051 ✓

Meridian Alliance Group, L.L.C.  
Department Number TX 10008  
P.O. Box 4703  
Houston, TX 77210-4703

Date

05/07/02

ADDRESS CORRESPONDENCE TO

Payment terms:

Buyer Name:

Account code: 1250-170100-531004-419000 ✓

Item	Commodity Description:	Quantity Hours	U/M	Unit Price	Extended
91800	Invoice # 14017 Project: 09C000117 Professional Svcs Period - 03/1 - 03/31/02 Brownsfields Supplemental Program Project Management (1) Assoc. Eng/Geo - Sr. Consultants (1) Office Assistant (1) Drafts Person II *****SPECIAL CHECK REQUEST***** REIMBURSABLES Miscellaneous Mileage Total Reimbursable Expenses Subcontractor - MCI WorldCom	0 5 7.5 0 0		\$85.00 \$75.00 \$25.00 \$40.00	\$0.00 \$375.00 \$187.50 \$0.00
					<b>\$562.50</b>
				\$0.00	\$0.00
				\$0.37	\$25.53
					<b>\$25.53</b>
				\$0.00	<b>\$0.00</b>
				<b>SUBTOTAL</b>	<b>\$588.03</b>

**PAID**  
MAY 10 2002  
CITY OF GALVESTON  
ACCOUNTING DEPT

DEPARTMENT HEAD *Nelen D. Williams*

DATE *05/07/02*

BUDGET *Delia Pierce*

DATE *05-07-02*

PURCHASING *R. Perera*

DATE *5-08-02*

ACCOUNTING AUDIT *R. Perera*

DATE *5/10/02*

PAID BY CHECK # *21007882 5/18/02*

ENCUMBRANCE TOTAL	
INVOICE TOTAL	\$588.03

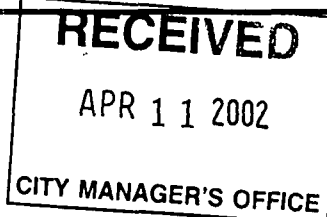


# Invoice

Invoice Number: **14017**Invoice Date: **4 /9/02**Payment Terms: **Net 30**

## Meridian Alliance Group, LLC

To: City of Galveston  
P O Box 779  
Galveston, TX 77553  
Attention: Steve LeBlanc

Project #: **09C000117**

Phase:

Address: **Brownsfields Supplemental Program**Client ID# **15418**Professional Services Period: **3/1/02 to 3/31/02**

### Personnel

<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Rate</u>	<u>Hours</u>	<u>Charge</u>
3/7/02	Josephine Ives	Clerical	25.00	1.00	\$25.00
3/7/02	James (Win) Turner	Associate Eng/Geo	75.00	5.00	\$375.00
3/12/02	Josephine Ives	Clerical	25.00	1.00	\$25.00
3/14/02	Josephine Ives	Clerical	25.00	2.00	\$50.00
3/18/02	Josephine Ives	Clerical	25.00	1.75	\$43.75
3/20/02	Josephine Ives	Clerical	25.00	1.00	\$25.00
3/21/02	Josephine Ives	Clerical	25.00	0.75	\$18.75

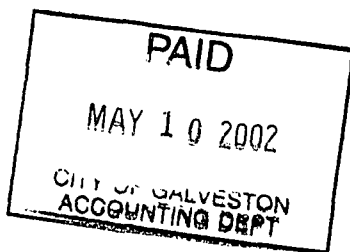
Total Personnel: **13** **\$562.50**

### Reimbursables

<u>Date</u>	<u>Units</u>	<u>Multiplier</u>	<u>Rate</u>	<u>Charge</u>
03/07/02 Mileage	32.00	1.00	0.37	\$11.84
03/21/02 Mileage	37.00	1.00	0.37	\$13.69

Total Reimbursables **\$25.53****Invoice Total: \$588.03**

Remit To: Meridian Alliance Group, L.L.C.  
Department Number TX10008  
P. O. Box 4703  
Houston, TX 77210-4703



Printed check # **21007887**

Banner check # **21007905**

Check number **21007887**, made out to **MERIDIAN ALLIANCE GROUP, L.L.C.**, is located in Banner as check number **21007905**. A system fault occurred on May 8, 2002 which caused checks to be printed but not posted into Banner. This also created a situation where no new Accounts Payable checks could be created until this fault was resolved. The fault was discovered and corrected on May 9, 2002. In the course of fixing the problem and posting the checks into Banner, most of the checks in that check run were re-created inside Banner with all amounts, invoice numbers, etc. correct but with incorrect check numbers after the actual printed checks had already been mailed and/or cashed. The incorrect check numbers had been posted into the financial records before the discrepancy had been discovered. No facility exists within Banner to alter the check numbers in the database to match those on the printed checks, particularly since Banner Accounts Payable does not allow duplicating check numbers, and the printed checks could not be voided and recreated since the checks had already gone out.





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 6

1445 ROSS AVENUE, SUITE 1200

DALLAS, TX 75202-2733

February 19, 2002

Ms. Paula Ozymy  
City of Galveston  
923 Rosenberg  
Room 203  
Galveston, TX 77553

Re: Cooperative Agreement No. BP986187-01-0  
City of Galveston  
Missing MBE/WBE and FSR reports

Ms. Ozymy:

We would like to commend Ms. Helen Gilliam, for so quickly responding to our request about the missing M/WBE and FSR. She informed us that there was error on our part, and I would like to extend our apologies. Also, there are a few that she indicated she had formerly mailed, but we have no record of receiving them. Ms. Gilliam indicated that she had copies and would send the remaining reports via fax early this week.

Again thank you for the quick response. Should you have any questions please do not hesitate to call me at 214.665.6752.

Sincerely,

A handwritten signature in black ink, which appears to read "Camisha Scott", is written over the typed name.

Camisha Scott

February 8, 2002

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Quarterly Report for FFY02/1

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of October 1, 2001 through December 31, 2001. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact Dwayne Ford, City of Galveston Project Manager, at 214.655.8391 or myself at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 6

1445 ROSS AVENUE, SUITE 1200

DALLAS, TX 75202-2733

January 29, 2001

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-0  
City of Galveston  
Quarterly Report for FFY01/1

Dear Ms. Ozymy:

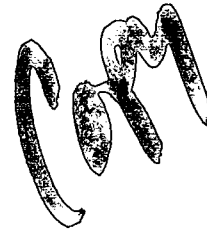
Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of October 1, 2000 through December 31, 2000. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact DeWayne Ford, City of Galveston Project Manager, at 214.655.8391 or myself at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

January 28, 2002



Ms. Paula Ozymy  
Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-0  
City of Galveston  
Minority/Women Business Enterprise (M/WBE) and Financial Status Reports (FSR)

Dear Ms. Ozymy:

The Environmental Protection Agency's (EPA) management and accounting offices are updating their M/WBE and FSR files. They have requested the Brownfields office to assist them in obtaining any missing reports. Below is a list of reports we have on file. The reports are to be submitted with the quarterly report.

M/WBE  
FY00 3<sup>rd</sup>  
FY00 4th  
FY00 Annual  
FY01 1st

FSR  
None

Since the grant began September 30, 1998, we are requesting the following annual reports for each year past: M/BE FY99 and 01 and FSR for FY 99-01. Enclosed are copies of both reports.

If you have any questions please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer

encl

January 3, 2002

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-1  
City of Galveston  
Quarterly Report for FFY02/4

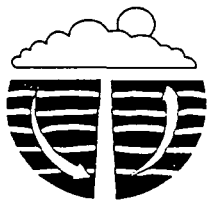
Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of July 1, 2002 through September 30, 2002. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact me at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer



Meridian Alliance Group, LLC

RECEIVED  
EPA REGION VI

01 MAY 29 PM 3:42

May 21, 2001

Houston-Galveston Area Council of Governments (HGAC)  
3555 Timmons Lane, Suite 500  
Houston, TX 77027

Attention: Ms. Rowena Ballas

Subject: U.S. EPA Grant to the City of Galveston, Texas  
Brownfields Supplemental Assistance

Dear Ms. Ballas:

On behalf of the City of Galveston, please find enclosed a package of the various documents for the subject project grant for review and approval by the HGAC. Enclosed you will find:

- A copy of the original proposal that was used to competitively apply for the grant program;
- A copy of the reference fact sheet from the U. S. EPA; and
- A copy of the federal assistance application documents being sent to EPA for their review and approval.

Time is of the essence for the execution of this project. Therefore, we would request that the HGAC review and approve the project as soon as possible. We understand that we may need to attend an HGAC meeting where the project will be presented for final approval. Please advise us as to the details for that meeting. If you need any further information or have questions, please contact me at (409) 943-4159.

Thank you for your time and assistance in this review and approval process.

Sincerely,

Josephine A. Ives  
Meridian Alliance Group, L.L.C.

Enclosure:

Cc: Ms. Camisha Scott, U. S EPA Region 6, Dallas, TX  
Ms. Paula Ozymy, City of Galveston



Dwayne  
Camisha

## Meridian Alliance Group, Inc.

January 3, 2001

Dear KMA Customers, Suppliers, and Friends:

As of January 1, 2001, KMA Environmental Services, Inc. (KMA) of Texas City, Texas has joined forces with the Meridian Alliance Group, LLC of Houston, Texas. The Meridian Alliance Group is a professional environmental consulting and engineering company with eight locations in three states, and 60 employees providing professional environmental consulting and engineering services for:

- Brownfields redevelopment
- Site assessments and investigations
- Contaminated site remediation
- Underground storage tanks
- Emergency response
- Pipeline spill remediation
- Phytoremediation
- Groundwater and hydrogeological services
- Municipal landfills
- Recovery and treatment system installation
- Hazardous waste management
- Asbestos management
- Lead survey/risk assessment management
- Environmental, waste treatment, and mechanical engineering services

The Meridian Alliance Group Texas City operation (formerly KMA) will continue to operate as before under Frank Thomas and Win Turner, with the same professional staff and the same quality environmental services provided from our current Texas City office location. However, we now have the full resources and financial strength of the Meridian Alliance Group to help better fulfill your environmental services and project needs.

For customers with existing KMA contracts and continuing services agreements, they will be assigned and executed under the Meridian Alliance Group name commencing January 1, 2001, with all other terms and conditions remaining as is. For those customers with work on going as of the end of 2000, work performed prior to December 31, 2000 will be invoiced by and paid to KMA, and work performed after January 1, 2001 will be invoiced by and paid to the Meridian Alliance Group, LLC.

To our vendors and suppliers, we will be contacting you soon to update our account information. Obligations incurred prior to December 31, 2000 will be paid by KMA, and obligations incurred after January 1, 2001 will be paid by the Meridian Alliance Group.

To all our customers, suppliers, and friends, we thank you for your business and support of KMA over the past five years. We are excited about this change, and can assure you that the change from KMA to the Meridian Alliance Group Texas City operation will only improve the quality of business we do together.

Sincerely,

Frank W. Thomas, P.G.

J. W. (Win) Turner, P.E.






# APPLICATION FOR FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION		2. DATE SUBMITTED	Applicant Identifier
Application	Preapplication	3. DATE RECEIVED BY STATE	State Application Identifier TX-2001-0013-0003-16
<input type="checkbox"/> Construction	<input type="checkbox"/> Construction	4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction		
5. APPLICANT INFORMATION			
Legal Name: CITY OF GALVESTON		Organizational Unit:	
Address (give city, county, state, and zip code): P. O. BOX 779 GALVESTON, TEXAS 77553 ATTN: PAULA OZYMY		Name and telephone number of the person to be contacted on matters involving this application (give area code) PAULA OZYMY (409) 797-3524	
6. EMPLOYER IDENTIFICATION (EIN): 74 - 6000905		7. TYPE OF APPLICANT: (enter appropriate letter here) <input checked="" type="checkbox"/> C A. State H. Independent School District B. County I. State Controlled Institution of Higher Learning C. Municipal J. Private University D. Township K. Indian Tribe E. Interstate L. Individual F. Intermunicipal M. Profit Organization G. Special District N. Other (Specify):	
8. TYPE OF APPLICATION: [ ] New [X] Continuation [ ] Revision If Revision, enter appropriate letter(s) in box(es): A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration Other Specify:		9. NAME OF FEDERAL AGENCY:	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: 66.811 TITLE: BROWNFIELDS PILOT COOPERATIVE AGREEMENT		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: CITY OF GALVESTON BROWNFIELDS SITE ASSESSMENT PILOT PROJECT	
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.): CITIES			
13. PROPOSED PROJECT:		14. CONGRESSIONAL DISTRICT OF: 9TH DISTRICT OF TEXAS	
Start Date	End Date 3/30/2003	a. Applicant: CITY OF GALVESTON	b. Project: BROWNFIELDS PILOT PROJECT
15. Estimated Funding:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? YES	
a. Federal	\$ 200,000	a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESSES FOR REVIEW ON: DATE: 5/21/01	
b. Applicant	\$	b. NO. [ ] PROGRAM IS NOT COVERED BY E.O. 12372 [ ] OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
c. State	\$	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
d. Local	\$	[ ] Yes If "Yes" attach an explanation. [X] No	
e. Other	\$		
f. Program Income	\$		
g. TOTAL	\$ 200,000		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Typed Name of Authorized Representative: STEVEN J. LEBLANC		b. Title: CITY MANAGER	c. Telephone Number: (409) 797-3524
d. Signature of Authorized Representative		e. Date Signed: 5/18/01	

Previous Editions Not Usable  
424A (REV 4-88)

Standard Form

Prescribed by OMB Circular



November 28, 2001

Ms. Paula Ozymy  
BSAPP Project Director  
P.O. Box 779  
Galveston, TX 77553-0779

Re: Cooperative Agreement No. BP-986187-01-0  
City of Galveston  
Quarterly Report for FFY01/3-4

Dear Ms. Ozymy:

Thank you for your submission of the subject Quarterly Report for the City of Galveston Brownfields Redevelopment Program. This report covers the period of April 1, 2001 through September 30, 2001. The report has been reviewed and was found to be complete and descriptive of excellent progress toward achieving the goals of the project.

Again, thank you for your prompt submission of the subject quarterly report. If you have any questions please contact Dwayne Ford, City of Galveston Project Manager, at 214.655.8391 or myself at 214.665.6752.

Sincerely,

Camisha Scott  
Brownfields Project Officer



wturner@kma-inc.co  
m

09/11/00 12:51 PM

To: Camisha Scott/R6/USEPA/US@EPA

cc: OzymyPau@cityofgalveston.org

Subject: Request for Project Extension - City of Galveston Brownfields Pilot

---

September 11, 2000

Ms. Camisha Scott  
USEPA Region 6 Brownfields Program

Ref:City of Galveston, Texas Brownfields Site Assessment Pilot Project,  
USEPA Assistance ID No. BP986187-01-0

Dear Camisha:

This letter is to request an extension of our Brownfields project beyond September 30, 2000 into fiscal year 2001. We still have approximately \$20,000 left in our available grant funds, and anticipate performing more site assessment work over the next 2 or 3 months. Also, we will be applying for the next round of Supplemental Assistance funding. If successful, we hope to extend the project even longer.

Please advise us if we can extend the project, or if we need to provide any other information to do so. Thank you for your consideration.

Sincerely,  
J. W. (Win) Turner, P.E.  
Project Coordinator  
City of Galveston Brownfields Site Assessment Pilot Project  
(KMA Environmental Services, Inc.)

cc: Ms. Paula Ozymy, Project Director, City of Galveston  
Ms. Helen Gilliam, City of Galveston Financial Dept.

**From:** <Rice.Gayle@epamail.epa.gov>  
**To:** R6DAL02.R6SUPER(HITT-STAN,SCOTT-CAMISHA)  
**Date:** 1/25/99 10:57am  
**Subject:** Proposal Costs -Forwarded

Stan and Camisha-

Attached is Jim Drummond's response to the Galveston letter -- per our phone conversation this morning -- Hope it helps. Let us know if you need anything else.

Gayle

----- Forwarded by Gayle Rice/DC/USEPA/US on 01/25/99 11:59 AM -----

DRUMMOND.JAMES  
01/19/99 07:22 PM

To: KRAUS.KAREN

cc: RICE.GAYLE

Subject: Proposal Costs -Forwarded

Believe this issue came up while you were out. there is a question for you at the bottom of the message.

Date: Mon, 21 Dec 1998 16:35:00 -0500

From: JAMES DRUMMOND <DRUMMOND.JAMES@EPAMAIL.EPA.GOV>

To: DCWIC01.DCWCP02.RICE-GAYLE@RT-MAIL2.RTP.EPA.GOV

Cc: HIRSCH.PATRICIAK@EPAMAIL.EPA.GOV,KRAUS.KAREN@EPAMAIL.EPA.GOV,

DCWIC01.DCWCP02.BLAKEY-MYRA@RT-MAIL2.RTP.EPA.GOV,

DCWIC01.DCWCP02.BROOKS-BECKY@RT-MAIL2.RTP.EPA.GOV,

DCWIC01.DCWCP02.GARCZYNSKI-LINDA@RT-MAIL2.RTP.EPA.GOV

Subject: Proposal Costs

Mime-Version: 1.0

Content-Type: text/plain

Content-Disposition: inline

OMB Circular A-87 addresses costs for preparing proposals for potential Federal awards in Attachment B, Item 34. It also addresses pre award costs in Attachment B, Item 32. Normally, proposal prep costs are included in the recipient's indirect cost pool. Allowing Galveston to charge its proposal costs directly to the pilot award was within EPA's discretion prior to the award. The issue is whether we took actions which were tantamount to implicit approval.

Item 32 provides that "Preaward costs are those incurred prior to the effective date of the award directly pursuant to the negotiation and in

anticipation of the award where such costs are necessary to comply with the proposed delivery schedule or period of performance. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the award and only with the written approval of the awarding agency."

Item 34 provides that "Costs of preparing proposals for potential Federal awards are allowable. Proposal costs should normally be treated as indirect costs and should be allocated to all activities of the governmental unit utilizing the cost allocation plan and indirect cost rate proposal. However, proposal costs may be charged directly to Federal awards with prior approval of the Federal awarding agency."

The specific proposal cost coverage in Item 34 would take precedence over the general pre award cost provisions of Item 32. Therefore, prior approval would be required to charge the proposal costs directly to the award.

The 10/98 letter from Galveston does indicate that certain pre award technical costs (e.g. QA/QC) were necessary to carry out the agreement and that these costs would have been allowable after the award. Authorizing these costs would be within the discretion afforded by Item 32 since prior approval would not be necessary. A deviation from 40 CFR 35.6275(b) would not be inconsistent with OMB Circular A-87.

Proposal prep costs are another matter. The 10/98 letter does not assert that Galveston expressly received prior approval from Region 6 to charge its proposal prep costs directly to the agreement. Whether the interaction between Region 6 and Galveston amounts to tacit approval would be a factual question that would require further discussion with Region 6 to answer. The situation is also complicated by the two step process for awarding pilots. Advising the recipients that their initial proposal has been selected for funding subject to the negotiation of a work plan and formal application (i.e. the "announcement") allows us to comply with the 90 day determination requirement of CERCLA 104(d)(1)(A). It also gives recipients an argument that any costs they incur to prepare their work plan and formal application (but not the initial proposal) are allowable as direct costs under the "prior approval" provision of Item 34.

My counsel is to advise Galveston that its proposal prep costs are normally included in its indirect rate under OMB Circular A-87 unless the agency grants prior approval to charge the costs directly. If they respond with a persuasive case that EPA took actions that amounted to implicit prior approval, we would have to give the matter another look. We do have a counter argument that the Item 32 pre award "written approval" requirement should also be read into Item 34. The strength of the counter argument would depend on what comes out of our discussions with Region 6 on their interaction with Galveston.

I will follow up on the question of allowing pre award costs for the state consistency review with Karen tomorrow. It does appear to be within the discretion afforded by Item 32 but I need some education on the Subpart O angle.

OCT 14 1999

Mr. Winn Turner  
KMA Environmental  
1221 6th Street North  
Texas City, TX 77590-0092

Dear Mr. Turner:

The Quality Assurance Project Plan (QAPP) you submitted for the East End Flats Project Site is approved. The signed original is enclosed.

The QTRAK number referenced on the cover is for the 1998 QMP. It has been superseded by the updated QMP with a QTRAK number of Q-99-049. The QTRAK number assigned to the East End Flats QAPP is Q-00-004. Please make these revisions to the cover sheet before it is distributed.

Once a firm date is set for the field work please contact me. I may come observe these activities, if my schedule permits. Thank you for the opportunity to review this document. If you have any questions please contact me at (214) 665-8391.

Sincerely,

Mark E. Simmons, P.E.  
Brownfields Project Manager

Enclosure

cc: Paula Ozymy, Brownfields Coordinator  
City of Galveston

bcc: ✓ Camisha Scott

6SF-PB:SIMMONS:VL:MARK'S DISK:QAPP xtl ltr.doc:10/5/99  
HITT

# City of Galveston



## Office of the City Manager

P. O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2150 / FAX (409) 763-4847

March 4, 1999

Mr. Byron Ellington, Project Manager  
Voluntary Cleanup Section, MC-221  
Texas Natural Resource Conservation Commission (TNRCC)  
P.O. Box 13087  
Austin, TX 78711-3087

**Subject: City of Galveston Brownfields Site Assessment Pilot Project (BSAPP)  
Application for TNRCC Brownfields Site Assessment Services**

Dear Mr. Ellington:

Please find attached our application, complete with supporting documentation, for your consideration for TNRCC Brownfield site assessment services. The site being proposed is at 600 51<sup>st</sup> Street in Galveston, and we believe it to have strong redevelopment potential.

The local taxing entities foreclosed on the property for delinquent taxes. December 8, 1997, the property was conveyed by Sheriff's deed to the City of Galveston as Trustee for all the taxing entities. The property has been abandoned for several years, and was apparently contaminated by the wrecker lot activities performed by Theresa Black, the former owner. Phase I and limited Phase II Environmental Site Assessments have been performed; as well as investigations by the TNRCC and the Galveston County Health District (all documents attached). The soil contamination appears to be co-mingled petroleum hydrocarbons and heavy metals (lead, chromium). As a former salvage yard, the potential for the presence of solvents (carburetor cleaner, degreasers, etc.) is suspected, but was not investigated by the previous assessments. There is also some suspicion that groundwater may be impacted. Although there is no state or federal enforcement action on this site, the TNRCC is aware of the contamination. Prior to the foreclosure, the TNRCC referred the site to their screening committee for consideration of appropriate action. After the foreclosure, TNRCC informed the City of the situation, and suggested the potential use of the Voluntary Cleanup Program (VCP).

As you may know, the City of Galveston has recently commenced our Brownfields Site Assessment Pilot Project (BSAPP) with a Brownfields pilot grant from the U.S. EPA. We are in the site identification phase of our project, and this site has been identified as a potential Brownfield site and VCP candidate. It is located in our pilot project priority target area, and in Galveston's Enterprise Zone (a copy of the redevelopment incentives are attached). The site fronts on 51<sup>st</sup> Street, which is a main artery between Harborside Drive and Broadway, both primary thoroughfares leading to Interstate 45. It is close to local rail yards, and the Port of Galveston. It is a small site (1.152 acres), and has some usable buildings. We believe these features make it a strong candidate for redevelopment. We would like to see this property returned to the tax rolls, and providing additional employment in an area of Galveston where it is greatly needed.

We are requesting your consideration of this site for the free Brownfield environmental services being offered by TNRCC and EPA. Receipt of such services would allow us to stretch our limited Brownfield pilot funds further, and help make our project more productive. It is our opinion that the site requires a more detailed and extensive Phase II Assessment to delineate the nature and extent of the contamination (including groundwater), and to allow the development of cleanup cost estimates. Due to the site's redevelopment potential, we are also interested in your assistance with incentive, infrastructure, interest, job creation and marketplace assessments.

As to in-kind services available from the City to assist TNRCC, we have contracted with a local environmental engineering and consulting company, KMA Environmental Services, Inc. (KMA), to provide project management, coordination, and environmental services for our BSAPP. KMA would be made available by the City under our contract to assist the TNRCC as you deem appropriate. Such assistance could include site assessment services, quality assurance project plan development, coordination, oversight, local presence, etc. Additionally, the City has already removed the wrecked vehicles, and cleaned up most of the junk and debris from the site. If any more of this is required, it could also be provided.

Again, by receiving such services from TNRCC and EPA, Galveston can stretch our funds for the BSAPP further. Therefore, we would appreciate your kind consideration of the proposed site with the attached application. For general questions or information, you may contact me at (409)766-2150. For specific technical questions, information, and primary coordination, please contact Mr. Win Turner, our BSAPP Project Coordinator from KMA at (409)943-4159. We thank you for your consideration of our application.

Sincerely,



Paula Ozyomy, BSAPP Project Director  
City Manager's Office

Cc w/o atts: Mr. Steve LeBlanc, City Manager  
Mr. Robert Gervais, City Attorney's Office  
Mr. Win Turner, BSAPP Project Coordinator (KMA)  
Ms. Camisha Scott, Brownfields Project Officer, EPA Region 6



RECEIVED  
EPA REGION VI

CITY OF GALVESTON, TEXAS 99 APR 26 PM 12: 56  
**BROWNFIELDS SITE ASSESSMENT PILOT PROJECT**  
PROGRAMS MGMT BRANCH

**Response to EPA Comments – City of Galveston – Brownfields Site Assessment  
Pilot Project - Quality Assurance Project Plan and Field Sampling Plan – 57<sup>th</sup>  
Street and Stewart Road Site**

Prepared for: U.S. Environmental Protection Agency – Region 6  
Date Prepare: April 21, 1999  
Cooperative Agreement No.: BP986187-01-0  
EPA QTRAK No.: Q-98-149  
BSAPP Document No.: BSAP-003-99  
Prepared by: KMA Environmental Services, Inc.  
EPA Project Officer: Camisha Scott

The following are response to EPA's comments dated 4/13/99. If these responses are agreeable, we request that they be included as an addendum to the original QAPP and FSP. Please give me a call if you should have questions or concerns.

Sincerely,



Frank W. Thomas  
KMA Environmental Services, Inc.

**Comment 1:**

Page A-6, section A6.2: What is the current depth and screened interval for the existing monitoring wells? Why are we looking at groundwater? Are there wells in the area? Usable groundwater?

**Response:**

The monitoring wells were installed during the Supplemental Level II Investigation. Monitoring well MW-1 15 feet deep; MW-2 is 12-feet deep; and MW-3 is 25-feet deep. The boring logs are attached. The shallow groundwater in the area is not used as a potable source. However, the shallow depth of the groundwater (less than 2-feet below ground surface) is a concern for construction workers and could potentially have adverse health effects if the residents garden (i.e., potential up-take of lead into fruits and vegetables).

**Comment 2:**

Page A-8, Section A7.2.3: How does KMA know that lead is the only contaminant? I assume they have sample results that lead to this conclusion.

There is not a discussion on how the new sampling locations were identified.

**Response:**

Several investigations have been conducted at the subject site and lead was the only contaminant of concern. Also it should be noted that historical use of the property would suggest that lead is the only contaminant of concern.

The sampling locations were selected around the area where the previous excavation activities had taken place. Sampling will be conducted to determine the extent of contamination. All previous sampling locations were used to optimize sampling locations.

It should be noted that additional samples may required after the analytical results from this investigation have been reviewed. It should be noted that access to the southern portion of the property has been denied by the current landowner. Therefore, if additional samples are required around the excavation area to determine the full extent of contamination, these "un-used" samples will be collected.

**Comment 3:**

Page A-9, Section A7.2.4: The QAPP only says that since previous samples were above TNRCC's residential risk screening level of 500 mg/kg, further sampling is warranted to define aerial extent of contamination.

The QAPP does not present a decision rule that discusses a basis for choosing among alternative actions. For example, do you want to compare the 95% UCL concentration to the TNRCC RRS? Are enough samples being collected to make a statistically valid conclusion?

Are there different decision rules for shallow soils (0-2') and deeper soil (soil to groundwater pathway)?

**Response:**

Since the site will be used for residential purposes, and construction worker levels will be evaluated, the 95% UCL concentrations can not be used for comparison. The "worst case" must be assumed based on the sample data. Sufficient samples will be collected to determine the extent of contamination.

For residential properties, there is no difference between surface and deeper soils.

**Comment 4:**

Appendix B, Page B-3: Where are the field blank samples? There should be field blanks?







**Response:**

One field blank will be collected for each day of sampling.

## VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 421721		PROJECT NAME: NCNB: TRAM 3			
BORING NUMBER: MW-1		COORDINATES:		DATE:	
ELEVATION:		GWL: Depth		Date/Time	
ENGINEER/GEOLOGIST: B. GOLDSBY		Depth		Date/Time	
DRILLING METHOD: HOLLOW STEM AUGER		DATE STARTED: 7/29/91			
		DATE COMPLETED: 7/29/91			
		PAGE 1 OF 1			

DEPTH	SAMPLE TYPE & NO.	PROFILE	DESCRIPTION	SAMPLE INTERVAL	H <sub>2</sub> O (ppm)	REMARKS
0						
			Silty SAND, Very Dark Grayish Brown, Hue 10YR 3/2. Scattered Shell, Gravel, Brick; Dry.	0.0-2.0	2	
			SAND, Dark Brown, Hue 10YR 3/3, Sil Moist, Debris in Sample - Wire, Brick, Shell; Grades to a Silty SAND at 3.0'.	2.0-4.0	2	
5			Silty SAND, Very Dark Gray Hue 5Y 3/1 Grading to Dark Gray Hue 5Y 4/1, Moist	4.0-6.0	2	Analyzed for Total Pb, TCLP Pb.
			Silt SAND, Dark Gray Hue 5Y 4/1 Grading to Very Dark Gray Hue 5Y 5/1, Saturated. CLAY, Dark Gray Hue 5Y 4/1 (7.0-7.3') Moist. Silty SAND (7.3-8.0').	6.0-8.0	2	
			Silty SAND, Dark Gray Hue 5Y 4/1, Moist, Shell, Wire in Sample. Mottling with 5Y 2.5/1.	8.0-10.0	2	
10			SAND, Dark Gray Hue 5Y 4/1, Saturated, Shell Inclusions	10.0-15.0	2	
15						
20						
25						
30						

NOTES: Color and hue from Munsell Soil Color Chart  
 Total depth of well 12'-2".



INTERNATIONAL  
TECHNOLOGY  
CORPORATION

# VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 421721		PROJECT NAME: NCNB: TRAM 3			
BORING NUMBER: MW-2		COORDINATES:		DATE:	
ELEVATION:		GWL: Depth		Date/Time	
ENGINEER/GEOLOGIST: B. GOLDSBY		Depth		Date/Time	
DRILLING METHOD: HOLLOW STEM AUGER		PAGE 1 OF 1			

DEPTH	SAMPLE TYPE & NO.	PROFILE	DESCRIPTION	SAMPLE INTERVAL	HnU (ppm)	REMARKS
0						
			Silty SAND, Light Olive Brown, Hue 2.5Y 5/3, Very Scattered FE Nodules, Sil Moist, Grades to 2.5Y 4/0 at 3.0'. Mottling 3.0-4.0' Black, Hue 2.5Y 2/0. Abundance of FE Material 3.0-4.0'.	0.0-2.0	2	Analyzed for Total Pb, TCLP Pb.
				2.0-4.0	2	
5			Silty SAND, Gray Hue 5Y 5/1 to 4.75' Moist, 4.75-5.0' Silty CLAY, Gray, Hue 5Y 5/1, Mottling 5Y 2.5/1.	4.0-6.0	2	
			SAND, Gray, Hue 5Y 5/1, Saturated	6.0-8.0	2	
			SAND, Olive Gray, Hue 5Y 5/2, Saturated, Few FE Nodules. 6.0-8.0'.	8.0-10.0	2	
10				10.0-12.0	2	
15						
20						
25						
30						

NOTES: Color and hue from Munsell Soil Color Chart  
Total depth of well 12'-6".

## VISUAL CLASSIFICATION OF SOILS

PROJECT NUMBER: 421721		PROJECT NAME: NCNB: TRAM 3	
BORING NUMBER: MW-3		COORDINATES:	
ELEVATION:		DATE:	
GWL: Depth		Date/Time	
ENGINEER/GEOLOGIST: B. GOLDSBY		DATE STARTED: 7/29/91	
Depth		Date/Time	
DATE COMPLETED: 7/29/91			
DRILLING METHOD: HOLLOW STEM AUGER		PAGE 1 OF 1	

DEPTH	SAMPLE TYPE & NO.	PROFILE	DESCRIPTION	SAMPLE INTERVAL	H <sub>2</sub> O (ppm)	REMARKS
0						
			SAND, Light Olive Brown, Hue 2.5Y 5/3, Dry, Shell Inclusions.	0.0-2.0	2	
			Silty SAND, Light Olive Brown, Hue 2.5Y 5/3, Dry, Shell, Asphalt Inclusions.	2.0-4.0	2	
5			Silty SAND, Dark Gray, Hue 5Y 4/1, Silty Moist, Mottling 5Y 2.5/1	4.0-6.0	2	Analyzed for Total Pb, TCLP Pb.
			Silty CLAY, Dark Gray, Hue 5Y 4/1, 6.25-6.5	6.0-8.0	2	
			SAND, Dark Gray, Hue 5Y 4/1, Saturated, Silty Mottling 5YR 4/6, Shell Inclusions	8.0-10.0	2	
10				10.0-12.0	2	
				12.0-14.0	2	
15				14.0-16.0	2	
				16.0-18.0	2	
20				18.0-20.0	2	
				20.0-22.0	2	
25			SAND Coming in, Could not get a describable sample over this interval.	22.0-25.0		
30						

NOTES: Color and hue from Munsell Soil Color Chart  
 Total depth of well 25'-0".

# City of Galveston



## Office of the City Manager

P. O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2150 / FAX (409) 763-4847

October 23, 1998

Ms. Darlene Coulson  
Grants Specialist (6MD-RX)  
Region 6, Management Division  
U. S. Environmental Protection Agency  
1445 Ross Avenue  
Dallas, Texas 75202-2733

Ref: City of Galveston, Texas  
Brownfields Site Assessment Pilot Project (BSAPP)  
U.S EPA Assistance ID No. BP986187-01-0

Subject: Budgeted Costs Incurred Prior to Official Award Date

Dear Ms. Coulson:

We would appreciate your kind consideration of the following matter. We were notified of the award of the Brownfields Grant in May of 1998. As the city has limited staff, and no staff members wish professional environmental expertise, we had planned from the start on using a contractor as our Project Coordinator. This had been our plan and had been discussed with EPA representatives even prior to submitting our proposal in December of 1997. During the summer of 1998, we published a Request for Proposals (RFP) to select a company to serve as the Coordinator. EPA staff assisted in this process by review our RFP, and recommendation on the evaluation criteria. We selected a Coordinator and entered into a contract in August of 1998 on a monthly fee basis.

Also in August of 1998, EPA staff had urged us to commence work on the Cooperative Agreement application and the required supporting documents, as they wanted these documents submitted prior to September 8, 1998. We had planned that the preparation of these documents would be by our Project Coordinator, as they were. This is especially true of the Quality Management Plan, which requires profession expertise to produce. From about August 15<sup>th</sup> through the end of September, our contracted Project Coordinator and his staff completed the following tasks:

30 10 13 12-10-98

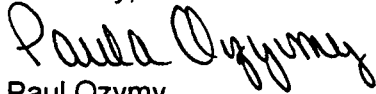
RECEIVED  
OCT 23 1998  
CITY OF GALVESTON

- Preparation of the EPA Cooperative Agreement Application documents in conjunction with EPA staff.
- Development of the BSAPP Organization and Organizational chart.
- Preparation of the BSAPP Quality Management Plan in conjunction with EPA staff.
- Location of an acceptable third-party QA/QC manager for the project.
- Preparation of the Houston-Galveston Area Council (HGAC) project review documentation (State consistency review).
- Attendance at the HGAC meeting and project presentation for their approval
- Downloading of LandView III and staff familiarization
- Commencement of the GIS Mapping and the Site Identification Process

As a result, we incurred approximately 6 weeks of our Contractor's monthly fees prior to the official award date of September 30, 1998. We were not aware of any restriction and were wishing to comply with EPA's required timing on the application paperwork. We are off to a very good start with the project on schedule and budget. All of the foregoing tasks were tasks that were planned for and budgeted as a part of our project budget to be funded by the grant money. As the project is to be executed on an advance payment and reimbursement method, we would respectfully request that you allow us to apply for reimbursement for the expended funds, even though they were expended prior to the award date.

Your kind consideration would be greatly appreciated. Please call me at 409-766-2150, or Mr. John Schmidt, our project finance manager and accountant at 409-766-2117, if you have questions.

Sincerely;



Paul Ozymy  
Executive Assistant, City Manager's Office  
BSAPP Project Director  
City of Galveston

Cc: Ms. Camisha Scott, EPA Project Officer  
Mr. Win Turner, KMA Environmental, BSAPP Project Coordinator  
Mr. John Schmidt, BSAPP Finance Manager



RECEIVED

OCT. 26, 1998

98 OCT 29 PM 2:40

CAMISHA -

URGENT DIST BRANCH

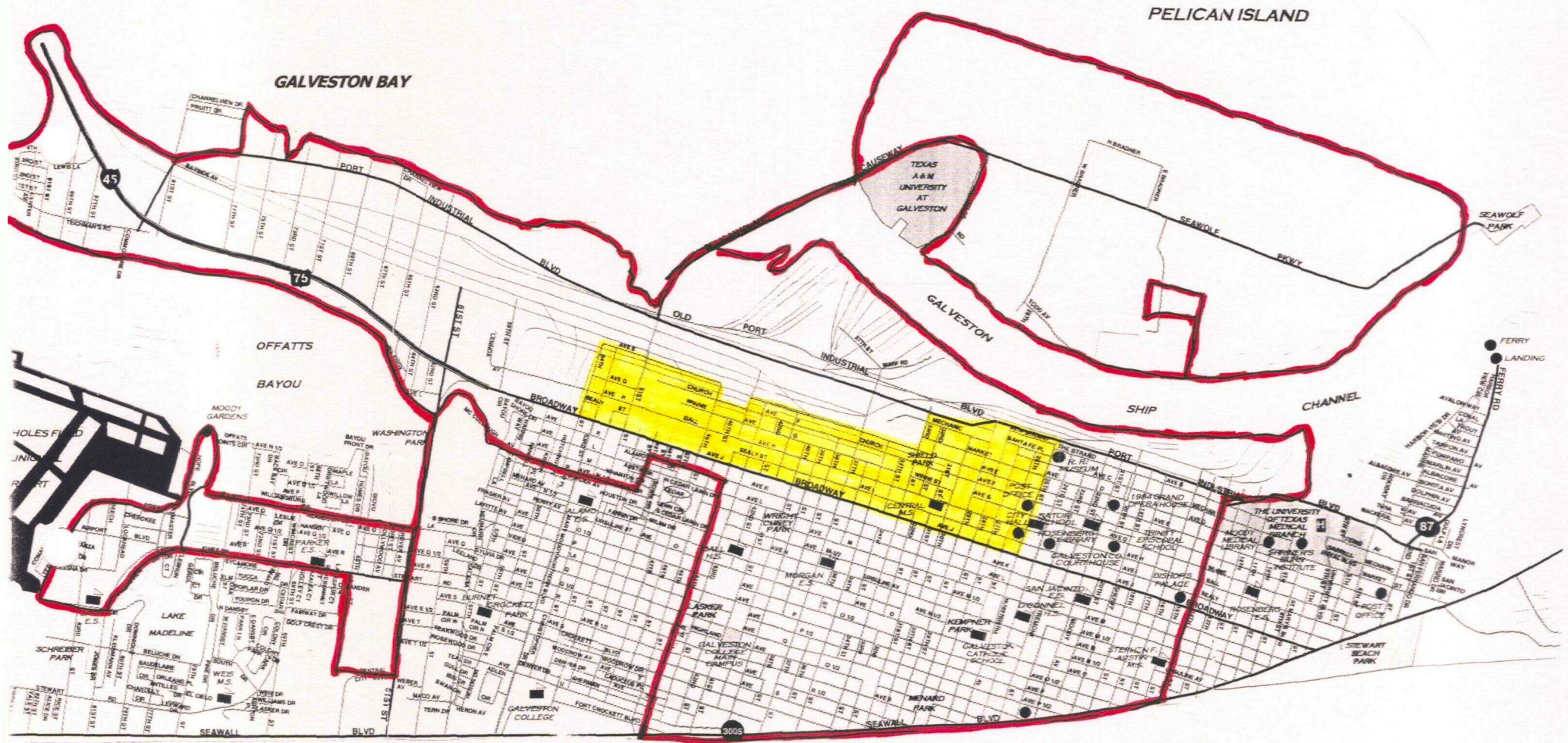
ATTACHED ARE THE GALVESTON PILOT AREA MAPS YOU REQUESTED. ZONE 1 ENCOMPASSES THE "OLD CENTRAL/CARVER PARK" PRIORITY FOCUS AREA. ZONE 2 IS A MINIMALLY DEVELOPED INDUSTRIAL AREA. ZONE 3 IS "EVERYTHING ELSE IN THE ENTERPRISE ZONE." THE ENTERPRISE ZONE IS OUTLINED IN RED ON THE 1<sup>ST</sup> MAP.



THANKS,

WIN TURNER

P.S. - DON'T FORGET TO SEND THE TULSA QTR. REPORT/BUDGET FORMAT.

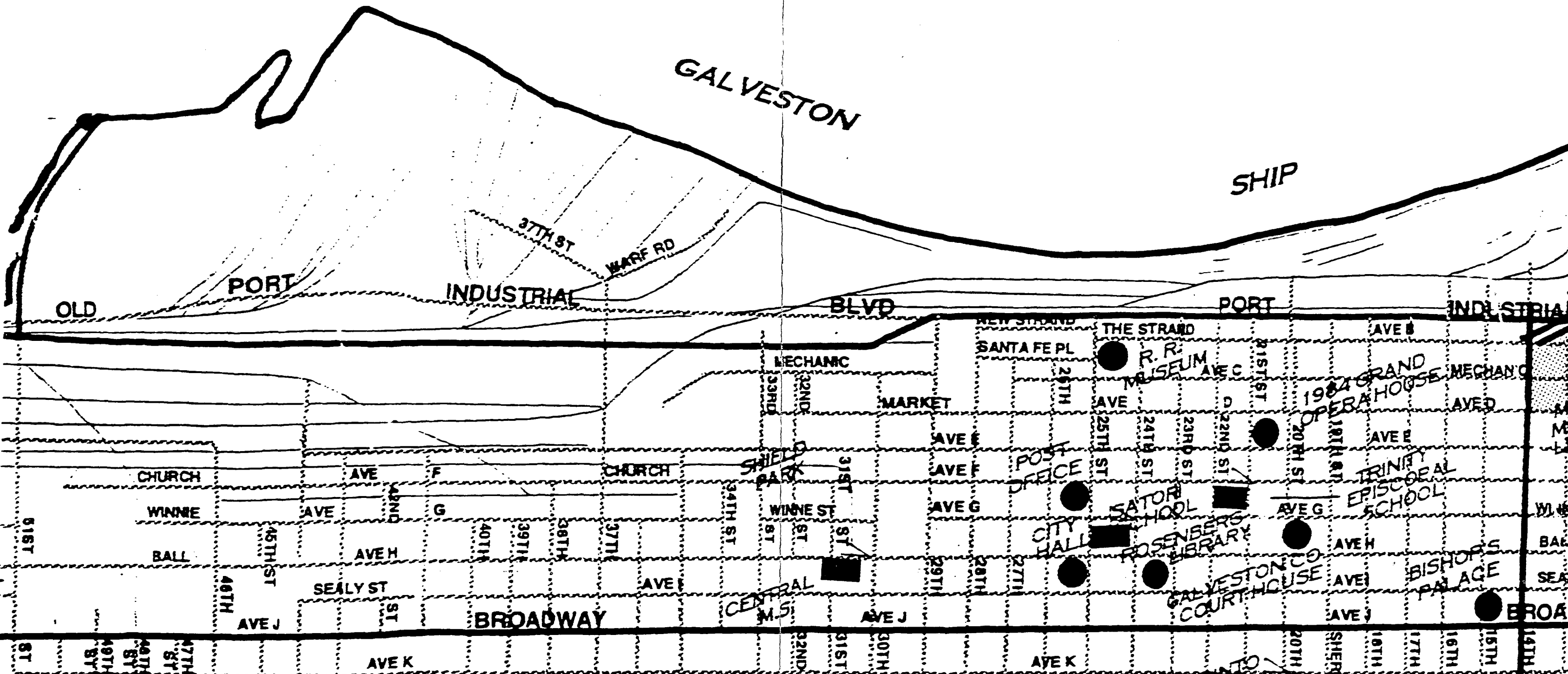
# Galveston, Texas



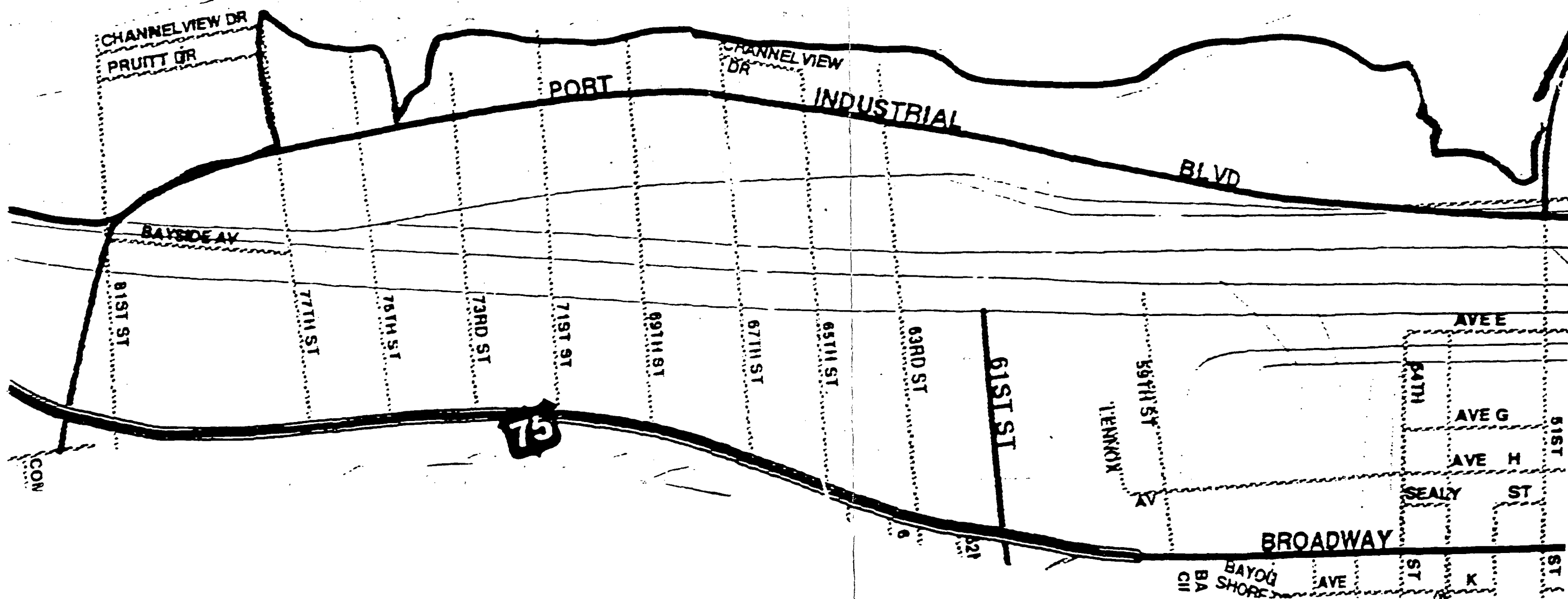
-  Enterprise Zone
-  Old Central/Carver Park

GULF OF MEXICO





ZONE 1



ZONE 2

# City of Galveston



Office of the City Manager

P. O. Box 779 / Galveston, Texas 77553-0779 / (409) 766-2150 / FAX (409) 763-4847

October 23, 1998

Ms. Darlene Coulson  
Grants Specialist (6MD-RX)  
Region 6, Management Division  
U. S. Environmental Protection Agency  
1445 Ross Avenue  
Dallas, Texas 75202-2733

Ref: City of Galveston, Texas  
Brownfields Site Assessment Pilot Project (BSAPP)  
U.S EPA Assistance ID No. BP986187-01-0

Subject: Budgeted Costs Incurred Prior to Official Award Date

Dear Ms. Coulson:

We would appreciate your kind consideration of the following matter. We were notified of the award of the Brownfields Grant in May of 1998. As the city has limited staff, and no staff members wish professional environmental expertise, we had planned from the start on using a contractor as our Project Coordinator. This had been our plan and had been discussed with EPA representatives even prior to submitting our proposal in December of 1997. During the summer of 1998, we published a Request for Proposals (RFP) to select a company to serve as the Coordinator. EPA staff assisted in this process by review our RFP, and recommendation on the evaluation criteria. We selected a Coordinator and entered into a contract in August of 1998 on a monthly fee basis.

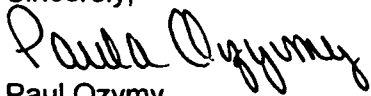
Also in August of 1998, EPA staff had urged us to commence work on the Cooperative Agreement application and the required supporting documents, as they wanted these documents submitted prior to September 8, 1998. We had planned that the preparation of these documents would be by our Project Coordinator, as they were. This is especially true of the Quality Management Plan, which requires profession expertise to produce. From about August 15<sup>th</sup> through the end of September, our contracted Project Coordinator and his staff completed the following tasks:

- Preparation of the EPA Cooperative Agreement Application documents in conjunction with EPA staff.
- Development of the BSAPP Organization and Organizational chart.
- Preparation of the BSAPP Quality Management Plan in conjunction with EPA staff.
- Location of an acceptable third-party QA/QC manager for the project.
- Preparation of the Houston-Galveston Area Council (HGAC) project review documentation (State consistency review).
- Attendance at the HGAC meeting and project presentation for their approval
- Downloading of LandView III and staff familiarization
- Commencement of the GIS Mapping and the Site Identification Process

As a result, we incurred approximately 6 weeks of our Contractor's monthly fees prior to the official award date of September 30, 1998. We were not aware of any restriction and were wishing to comply with EPA's required timing on the application paperwork. We are off to a very good start with the project on schedule and budget. All of the foregoing tasks were tasks that were planned for and budgeted as a part of our project budget to be funded by the grant money. As the project is to be executed on an advance payment and reimbursement method, we would respectfully request that you allow us to apply for reimbursement for the expended funds, even though they were expended prior to the award date.

Your kind consideration would be greatly appreciated. Please call me at 409-766-2150, or Mr. John Schmidt, our project finance manager and accountant at 409-766-2117, if you have questions.

Sincerely;



Paul Ozymy  
Executive Assistant, City Manager's Office  
BSAPP Project Director  
City of Galveston

Cc: Ms. Camisha Scott, EPA Project Officer  
Mr. Win Turner, KMA Environmental, BSAPP Project Coordinator  
Mr. John Schmidt, BSAPP Finance Manager

**KMA Environmental Services, Inc.****Facsimile Transmittal****To:** Ms. Camisha Scott, EPA**Fax #:** 214.665.6660**From:** Win Turner**Date:** 9/10/98**Re:** City of Galveston's Brownfields Pilot Project Application for Federal Assistance**Pages:** 2 *including the cover sheet*☐ **Urgent**☒ **For Review**☐ **Please Comment**☐ **Please Reply**

.....

**Notes:****FAX COVER NOTICE OF CONFIDENTIALITY**

The information in this facsimile message is intended only for the personal and confidential use of the designated recipients named above. This message may be an attorney-client communication, and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

.....

KMA ENVIRONMENTAL SERVICES, INC.  
1221 6<sup>TH</sup> STREET NORTH, TEXAS CITY, TEXAS 77590  
P. O. BOX 92, TEXAS CITY, TEXAS 77592-0092  
PHONE: 409-943-4159  
FAX: 409-943-4744

**KMA Environmental Services, Inc.****Facsimile Transmittal****To:** Ms. Camisha Scott, U. S. EPA**Fax #:** 214.665.6660**From:** Win Turner**Date:** 9/15/98**Re:** Houston/Galveston Area Council Approval**Pages:** 3 *Including the cover sheet*☐ **Urgent**☒ **For Review**☐ **Please Comment**☐ **Please Reply**

.....

**Notes:****FAX COVER NOTICE OF CONFIDENTIALITY**

The information in this facsimile message is intended only for the personal and confidential use of the designated recipients named above. This message may be an attorney-client communication, and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone.

.....

KMA ENVIRONMENTAL SERVICES, INC.  
1221 6<sup>TH</sup> STREET NORTH, TEXAS CITY, TEXAS 77590  
P. O. BOX 92, TEXAS CITY, TEXAS 77592-0092  
PHONE: 409-943-4159  
FAX: 409-943-4744



## **SUMMARY OF COMMENTS AND ACTIONS**

### **PROJECTS REVIEW COMMITTEE**

**MEETING DATE:** September 15, 1998

**PROJECT APPLICANT:** City of Galveston

**PROJECT TITLE:** Brownfields Site Assessment Pilot Project

**PROJECT #:** TX-98-09-02-0001-16

**PROPOSERS:** J. W. (Win) Turner, P.E., Vice President,  
KMA Environmental Services

**SUMMARIZED BY:** Carl Masterson, Chief Environmental Planner

**STAFF COMMENTS:** Staff recommends a finding of consistent with regional planning.

**PROJECTS REVIEW  
COMMITTEE  
RECOMMENDATION:** Consistent as recommended by staff.

**MOTION:** Honorable Fred Wagner, Councilman, City of Oak Ridge North

**SECOND:** Honorable Terry Henley, Alderman, City of Meadows Place

**VOTE:** Unanimous

### **BOARD OF DIRECTORS**

**MEETING DATE:** September 15, 1998

**ACTION:** To find the project consistent with regional planning as recommended by the Projects Review Committee.

**VOTE:** Unanimous